

**M E M O R A N D U M**

DATE: December 17, 2020  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0140-A – Appeal Period Expired

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The appeal period for the above-referenced cases expired on December 16, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c:  Case File  
Office of Administrative Hearings

**IN RE: PETITION FOR VARIANCE**

(1955 Ewald Avenue)  
12th Election District  
7th Council District  
Edwin C. Perez  
*Legal Owner*

**Petitioner**

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\*  
\*  
\*

BEFORE THE OFFICE  
OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
**CASE NO. 2020-0140-A**

\* \* \* \* \*

**OPINION AND ORDER**

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County as a Petition for Variance filed by Edwin C. Perez, legal owner of the subject property (“Petitioner”). Petitioner is requesting variance relief from Baltimore County Zoning Regulations (“BCZR”) §§ 100.6 and 400.1 to approve pigeons/pigeon coop on 2,600 sq. ft. of land (.06 of an acre) in lieu of the minimum required 1 acre of land; and for an accessory structure (pigeon coop) in the left side yard of the property in lieu of the required rear yard. A site plan was marked as Petitioners’ Exhibit 1.

Due to the COVID-19 pandemic, a WebEx hearing was conducted remotely by computer and/or phone participation.

Edwin Perez appeared in support of the petition. There were interested citizens in attendance. The Petition was advertised and posted as required by the BCZR. A Substantive Zoning Advisory Committee (“ZAC”) was received from the Department of Planning (“DOP”). They did not oppose the requested relief, subject to proposed conditions.

**FINDINGS OF FACT**

Petitioner’s residence is the end unit in a group of row homes in Dundalk. The site is approximately 2600 square feet in size and is zoned DR 10.5. It is a flat, rectangular lot, with no

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Date 11/10/20

By D Mignone

remarkable natural features. On May 7, 2020 a neighbor lodged a complaint with the Baltimore County Code Enforcement office, alleging “[r]at infestation underneath shed in backyard which is converted into a pigeon coupe (*sic*). Constant rat traffic in and out of side yard which houses pigeon coupes. Rat droppings are eminent everywhere.” In response to this complaint a County code inspector responded to the subject address and issued a Correction notice requiring Mr. Perez to “cease illegal pigeon coop, one acre of land is required for any poultry on residential property.” That Correction notice has been held in abeyance pending resolution of the instant variance case.

The Petitioner, Mr. Perez, explained that he has had a pigeon “loft” on the property since 2013 and had never received any complaints until now. Mr. Perez testified that these are racing pigeons, and he submitted a current membership card indicating that he is a member of the American Racing Pigeon Union, Inc. He noted that under the Code of Federal Regulations pigeons are not defined as poultry. *See*, 9 C.F.R. Sub-part A, 145.1. He testified that the pigeons are not wild birds. Rather, they each have a pedigree and are registered, highly trained, and well cared for. He explained that they are not allowed to fly freely but only under his direct supervision. He further explained that he keeps the lofts and the rest of his yard neat and clean. He testified that their feed is delivered every Wednesday and that he cleans the lofts every day and stores the pigeons’ waste in a sealed metal container. The waste is collected each Friday and taken to a farm in Howard County to be used as fertilizer. Mr. Perez further explained that his son Camaron has cerebral palsy and that the pigeons are very therapeutic for him because he helps with their care and enjoys their companionship. Medical evidence of Camaron’s condition was admitted as Petitioner’s Exhibit No. 7.

In addition Mr. Perez submitted a letter (Petitioner’s Exhibit No. 2) signed by nearly all the surrounding neighbors attesting that the pigeons have not been a nuisance, and expressing

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Date 11/16/20  
By D Mignon

for the requested variances. Andrea Chambless, who lives two doors down at 1959 Ewald Avenue, testified that there has been an ongoing rat problem throughout the neighborhood and that the problem has been exacerbated by the Covid crisis because when restaurants shut down the rats were forced to forage more in the residential areas. She stated that Mr. Perez has been a good neighbor and that he keeps his pigeon loft and the rest of his property neat and clean. She testified that she has never been bothered by the pigeons and that she does not believe that they are causing the rat problem.

Finally, Rick Remeto testified that he purchased the house immediately next door to Mr. Perez last August and that he has been doing substantial renovations. He explained that the former owner did not inform him of the fact that Mr. Perez has a pigeon loft. Mr. Remeto explained that he recently found a large rat in his basement and that he believes the pigeon loft almost certainly attracts rats looking for food. He explained that he does not want to be a bad neighbor but that he is strongly opposed to these pigeons on such a small lot in this very densely populated neighborhood.

#### CONCLUSIONS OF LAW

BCZR § 100.6 requires a minimum of one acre of land in order to keep “Fowl or Poultry,” which the regulation defines as “chickens, ducks, turkeys, geese, or *pigeons*.” (emphasis added). The subject property is only 2600 sq. ft, or .06 of an acre. Mr. Perez pointed out that the federal regulations do not define pigeons as poultry, but, unfortunately for him, the County zoning regulations *do*. That is why he needs the variance relief requested.

The general rule is that “the authority to grant a variance should be exercised sparingly and only under exceptional circumstances.” *Mueller v. People’s Counsel for Baltimore County*, 177 Md. App. 43, 71(2007). This is because “a variance is an authorization for that which is prohibited

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Date 11/16/20

By J. Manon

by a zoning ordinance.” *Cromwell v. Ward*, 102 Md. App. 691, 699 (1995). And because “citizens [of a given county or municipality] are entitled to strict enforcement of the existing zoning regulations.” *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). Therefore, “[t]he burden is on the applicant to show facts to warrant a variance,” and “the specific need for the variance must be substantial and urgent and not merely for the convenience of the applicant.” *Mueller v. People’s Counsel for Baltimore County*, 177 Md. App. at 70.

Under BCZR Sec. 307, and Maryland common law, in order to be entitled to variance relief the Petitioners must satisfy a two-step legal analysis, summarized as follows:

- (1) It must be shown the property is unique in a manner which makes it unlike surrounding properties, and that uniqueness or peculiarity is what necessitates the requested variance relief; and
- (2) If variance relief is denied, Petition will experience a practical difficulty or hardship.

*Cromwell v. Ward, supra*. Finally, “unless there is a finding that the property is unique, unusual, or different, the process stops here and the variance is denied without any consideration of practical difficulty or unreasonable hardship.” *Mueller, supra*, 177 Md. App. at 70.

I am very sympathetic to Mr. Perez’s situation and plight. I do believe, based on his testimony, the testimony of his neighbor Ms. Chambless, and the petition signed by the other neighbors, that he has maintained the pigeon loft and the pigeons in a cleanly condition. I am also not convinced that the pigeon loft exacerbates the neighborhood rat problem, although I cannot rule out that possibility. Further, I am also loathe to impact his son Camaron’s health by removing this therapeutic hobby. However, the record evidence, including the site plan, photographs, and testimony fail to show that there is anything unique about this property. To the contrary, the subject property is identical to all the others in this row home community. It is true that it is an end unit but there are numerous other identical end units in the community. Petitioner has therefore failed

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Date 11/16/20  
By D Mignone

to meet the first prong of the legal analysis, and I am constrained from even proceeding to the second prong. *Mueller, supra*, 177 Md. App. at 70.

Further, even if I could reach the second prong of the analysis, a “self-inflicted” hardship cannot support the grant of a variance. And in this case it is undisputed that Mr. Perez has created this hardship by building and maintaining his pigeon loft on this undersized lot. In *Cromwell, supra*, the court explained that “[i]t is not the purpose of variance procedures to effect a legalization of a property owner’s intentional or unintentional violation of zoning requirements.” *Id.*, 102 Md. App. at 726. The court further stressed that “[w]ere we to hold that self-inflicted hardships in and of themselves justified variances, we would effectively not only generate a plethora of such hardships but we would also emasculate zoning ordinances.” *Id.*

In sum, I would like nothing more than to grant these variances but I am bound to follow the law. And I must also consider the rights of the next door neighbor, who is entitled to “strict enforcement of the existing zoning regulations.” *Salisbury Bd. Of Zoning Appeals v. Bounds*, 240 Md. 547, 555-56 (1965). When he moved into this densely populated neighborhood he did not expect that he would be living next door to over thirty pigeons. And the County zoning regulations simply do not allow it. This decision is in line with the decision in Case No. 2020-0056-A (denying a variance for chickens on an undersized lot), and Case No. 06-112-A (denying a variance for racing pigeons on an undersigned lot). Because I understand the attachment that the Perez family has to their pigeons, and because of the uncertainties associated with the ongoing Covid crisis, I will provide Mr. Perez 180 days to find a new home for the pigeons, and I sincerely hope that he and his son are able to continue to own them.

THEREFORE, IT IS ORDERED, this 16th day of **November, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance pursuant to (“BCZR”) §§ 100.6

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Date 11/16/20  
By D Mignone

and 400.1 to allow the keeping of pigeons on 2,600 sq. ft. of land in lieu of the minimum required 1 acre of land; and to allow an accessory structure (pigeon loft) in the side yard of the property in lieu of the required rear yard is hereby DENIED.

IT IS FURTHER ORDERED that the Petitioner shall have 180 days from the date of this Order to remove the subject pigeons from the property.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM/dlm

ORDER RECEIVED FOR FILING

Date 11/16/20  
By D. Mignone



# PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1955 Ewald Ave which is presently zoned DR10.5  
Deed References: 25247 / 482 10 Digit Tax Account # 1 2 1 0 0 4 6 1 2 0  
Property Owner(s) Printed Name(s) Edwin C. Perez

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

- a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve
- a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
- a **Variance** from Section(s) BZCR 100.6 and 400.1 To approve pigeons/pigeon coop on 2,600 sq ft of land in lieu of the minimum required 1 acre of land and an accessory structure (pigeon coop) in the left side yard of the property in lieu of the required rear yard of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

### Contract Purchaser/Lessee:

Name- Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Attorney for Petitioner:

Name- Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

### Legal Owners (Petitioners):

Name #1 - Type or Print Edwin Perez Name #2 - Type or Print \_\_\_\_\_

Signature #1 [Signature] Signature #2 \_\_\_\_\_

Mailing Address 1955 Ewald Ave City Baltimore State MD

Zip Code 21222 Telephone # 4439127120 Email Address highrbs@adl.com

### Representative to be contacted:

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone # \_\_\_\_\_ Email Address \_\_\_\_\_

CASE NUMBER 2020-0140-A Filing Date 6/17/2020 Do Not Schedule Dates: \_\_\_\_\_ Reviewer CF



## ZONING PROPERTY DESCRIPTION

**1955 EWALD AVENUE, BALTIMORE, MD 21222**

Beginning at a point on the east side of Ewald Avenue which is 35 ft wide at a distance of 136 ft northeast of the centerline of the nearest improved intersecting street, Lynch Rd which is 35 ft wide.

Being Lot 7, Block 7, Section 3 in the subdivision of West Inverness as a recorded in Baltimore County Plat Book #19, Folio #25, containing 2,600 sf. Located in the 12<sup>th</sup> Election District and 7<sup>th</sup> Council District.

2020-0140-A

Edwin Perez has been a member of WMRPC in good standing for seven years. Our organization has never had an issue in the regards to health or cleanliness of pigeons as our standards do not allow pigeons with such issues. This consists within members across Maryland, Virginia, and Washington DC. Over the years, The Racing Pigeons have proven the health of pigeons is at a level that exceeds that of the household pet.

It would be a shame to lose a member of this fine sport that has been around since 1886. Especially since the sport has been on the decline since the 1990s.

Pigeons have been alongside us throughout history as being useful allies to us during dark times of war. An example of this being during World War 2, when the British fanciers of that time gave their pigeons off to the war effort to become carrier pigeons. They were needed not only to guide and indicate to troops where servicemen were after being lost after battle, but they also gave key information to those on the frontlines regarding the safety of troops to fall back when needed; saving thousands of soldiers lives throughout the war effort. The only thing that was allowed back into the United States after World War 2 was the pigeon for their importance.

Pigeon racing is not only a sport to those in the community, but also a part of our lives that we hold in our hearts dearly, as we know Edwin Perez does in his own heart.

-The WMRPC Racing Concourse Secretary



EDWIN PEREZ



City/County of Howard  
State of Maryland  
The foregoing instrument was acknowledged before me  
this 3 day of June, 2020  
by Edwin Perez  
Mary Laura Sney Notary Public  
My commission expires July 21, 2020

2020-0140-A

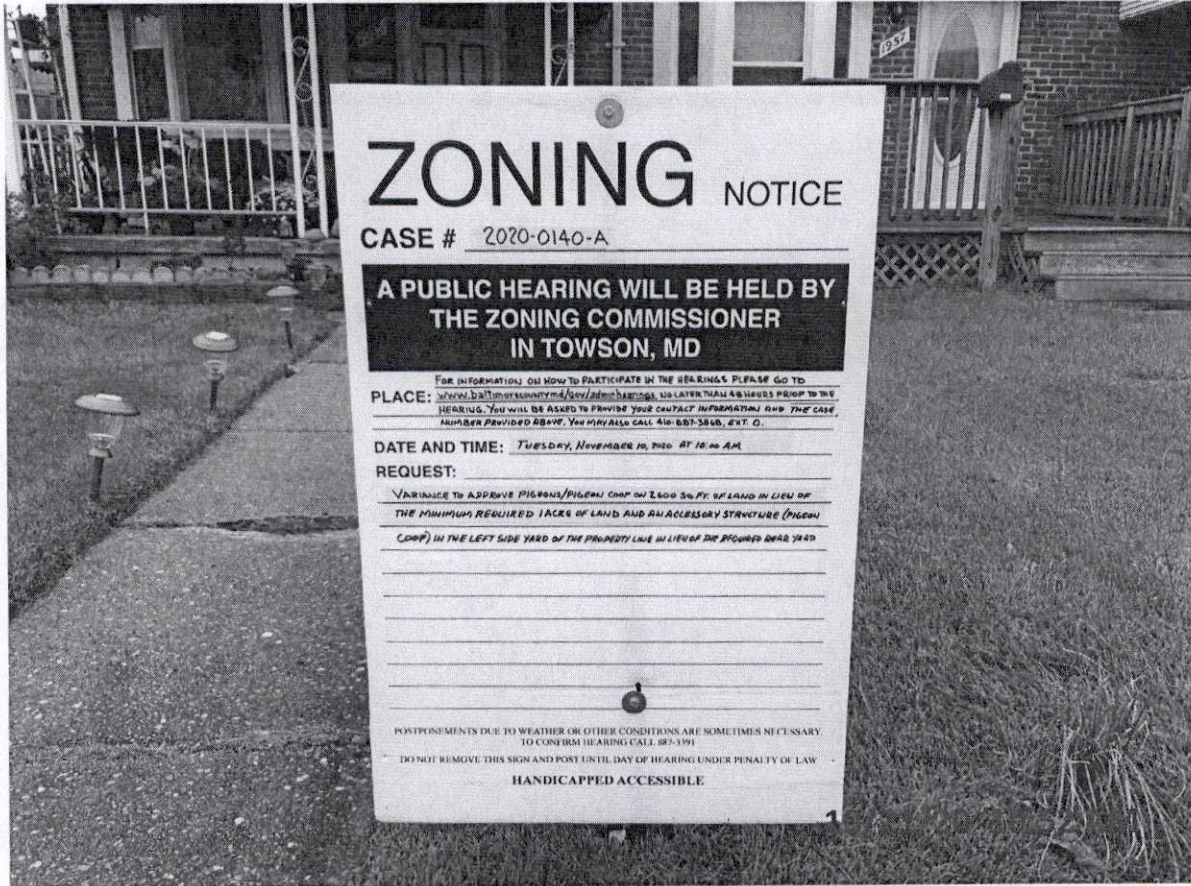


JOHN A. OLSZEWSKI, JR.  
County Executive

### Certification of Posting

MICHAEL D. MALLINOFF, Director  
Department of Permits,  
Approvals & Inspections

Case No 2020-0140-A



1955 Ewald Avenue – South side of property

Richard E. Hoffman (signed) 10/21/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

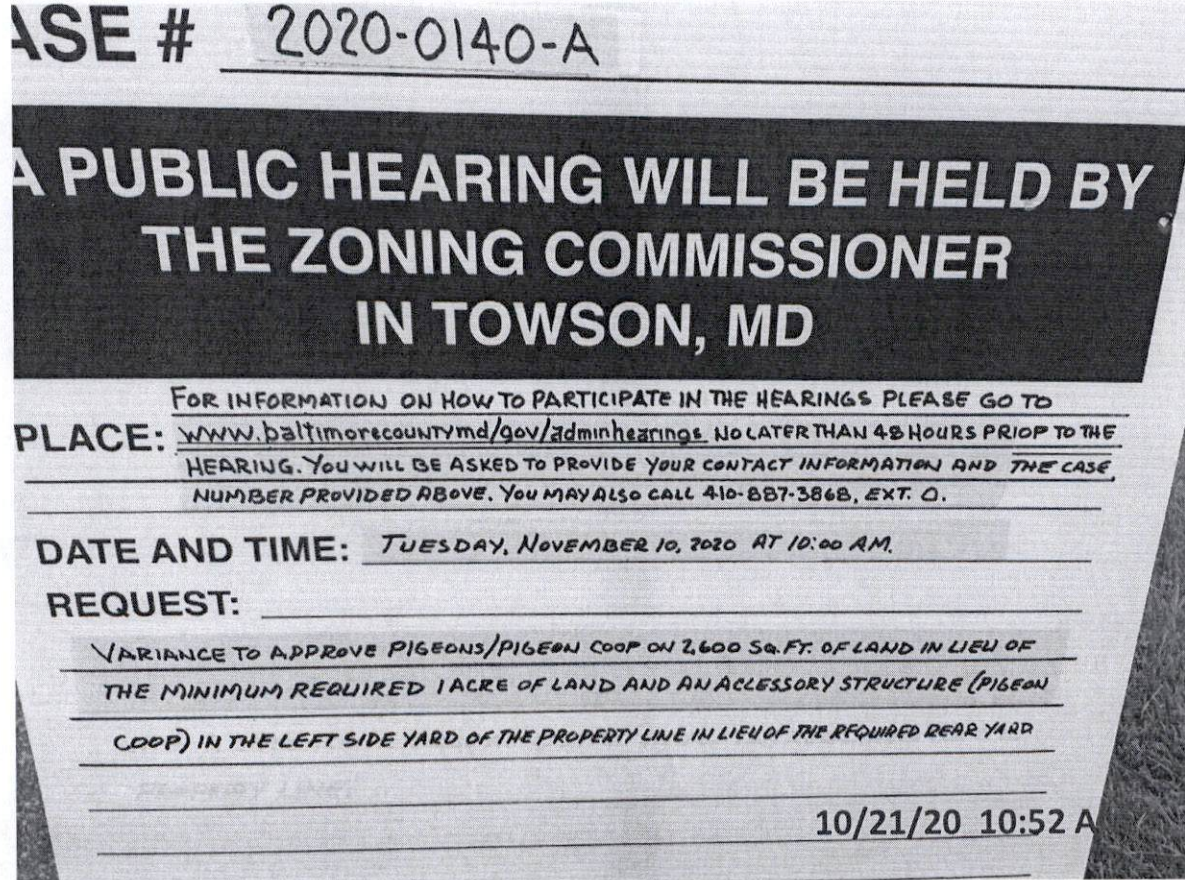


JOHN A. OLSZEWSKI, JR.  
County Executive

### Certification of Posting

MICHAEL D. MALLINOFF, Director  
Department of Permits,  
Approvals & Inspections

Case No 2020-0140-A



1955 Ewald Avenue – Enlargement of wording (3 of 3)

Richard E. Hoffman (signed) 10/21/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



JOHN A. OLSZEWSKI, JR.  
County Executive

MICHAEL D. MALLINOFF, *Director*  
*Department of Permits,*  
*Approvals & Inspections*

October 15, 2020

## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

**CASE NUMBER: 2020-0140-A**

1955 Ewald Avenue

East side of Ewald Avenue, north east of Lynch Road

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Edwin Perez

Variance to approve pigeons/pigeon coop on 2,600 sq. ft. of land in lieu of the minimum required 1 acre of land and an accessory structure (pigeon coop) in the left side yard of the property line in lieu of the required rear yard.

Hearing: Tuesday, November 10, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://www.baltimorecountymd.gov/adminhearings) no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

A handwritten signature in black ink, appearing to read "Michael Mallinoff".

Michael Mallinoff  
Director

MM:kl

C: Edwin Perez, 1955 Ewald Avenue, Baltimore 21222

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY WED., OCTOBER 21, 2020**

TO: THE DAILY RECORD  
Wednesday, October 21, 2020 - Issue

Please forward billing to:  
Edwin Perez  
1955 Ewald Avenue  
Baltimore, MD 21222

443-912-7684

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## NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

**CASE NUMBER: 2020-0140-A**

1955 Ewald Avenue  
East side of Ewald Avenue, north east of Lynch Road  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: Edwin Perez

Variance to approve pigeons/pigeon coop on 2,600 sq. ft. of land in lieu of the minimum required 1 acre of land and an accessory structure (pigeon coop) in the left side yard of the property line in lieu of the required rear yard.

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Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

RE: PETITION FOR VARIANCE  
1955 Ewald Avenue; E/S Ewald Avenue,  
136' NE of Lynch Road  
12<sup>th</sup> Election & 7<sup>th</sup> Councilmanic Districts  
Legal Owner(s): Edwin Perez  
Petitioner(s)

\* BEFORE THE OFFICE  
\* OF ADMINSTRATIVE  
\* HEARINGS FOR  
\* BALTIMORE COUNTY  
\* 2020-140-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

*Peter Max Zimmerman*

\_\_\_\_\_  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

*Carole S. Demilio*

\_\_\_\_\_  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Jefferson Building, Room 204  
105 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 24<sup>th</sup> day of June, 2020, a copy of the foregoing Entry of Appearance was emailed to Edwin Perez, 1955 Ewald Avenue, Baltimore, Maryland 21222, [higrbs@aol.com](mailto:higrbs@aol.com), Petitioner(s).

*Peter Max Zimmerman*

\_\_\_\_\_  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

# The Daily Record

200 St. Paul Place Suite 2480  
Baltimore, Maryland 21202  
1 (443) 524-8100  
www.thedailyrecord.com

Order #: 11928020  
Case #:  
Description:

NOTICE OF ZONING HEARING - CASE NUMBER: 2020-0140-A

## PUBLISHER'S AFFIDAVIT

We hereby certify that the annexed advertisement was published in The Daily Record, a daily newspaper published in the State of Maryland 1 times on the following dates:

10/21/2020



Darlene Miller, Public Notice Coordinator  
(Representative Signature)

**Baltimore County**

**NOTICE OF ZONING HEARING**

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

**CASE NUMBER: 2020-0140-A**

1955 Ewald Avenue

East side of Ewald Avenue, north east of Lynch Road

12th Election District - 7th Councilmanic District

Legal Owners: Edwin Perez

Variance to approve pigeons/pigeon coop on 2,600 sq. ft. of land in lieu of the minimum required 1 acre of land and an accessory structure (pigeon coop) in the left side yard of the property line in lieu of the required rear yard.

Hearing: Tuesday, November 10, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://www.baltimorecountymd.gov/adminhearings) no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff

Director of Permits, Approvals and Inspections for Baltimore County

o21



DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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For Newspaper Advertising:

Case Number: 2020-0140-A  
Property Address: 1955 Ewald Ave  
Property Description: \_\_\_\_\_  
Legal Owners (Petitioners): \_\_\_\_\_  
Contract Purchaser/Lessee: \_\_\_\_\_

PLEASE FORWARD ADVERTISING BILL TO:

Name: Edwin Perez  
Company/Firm (if applicable): \_\_\_\_\_  
Address: 1955 Ewald Ave  
Baltimore MD 21222  
Telephone Number: 443-912-9684

Revised 7/9/2015

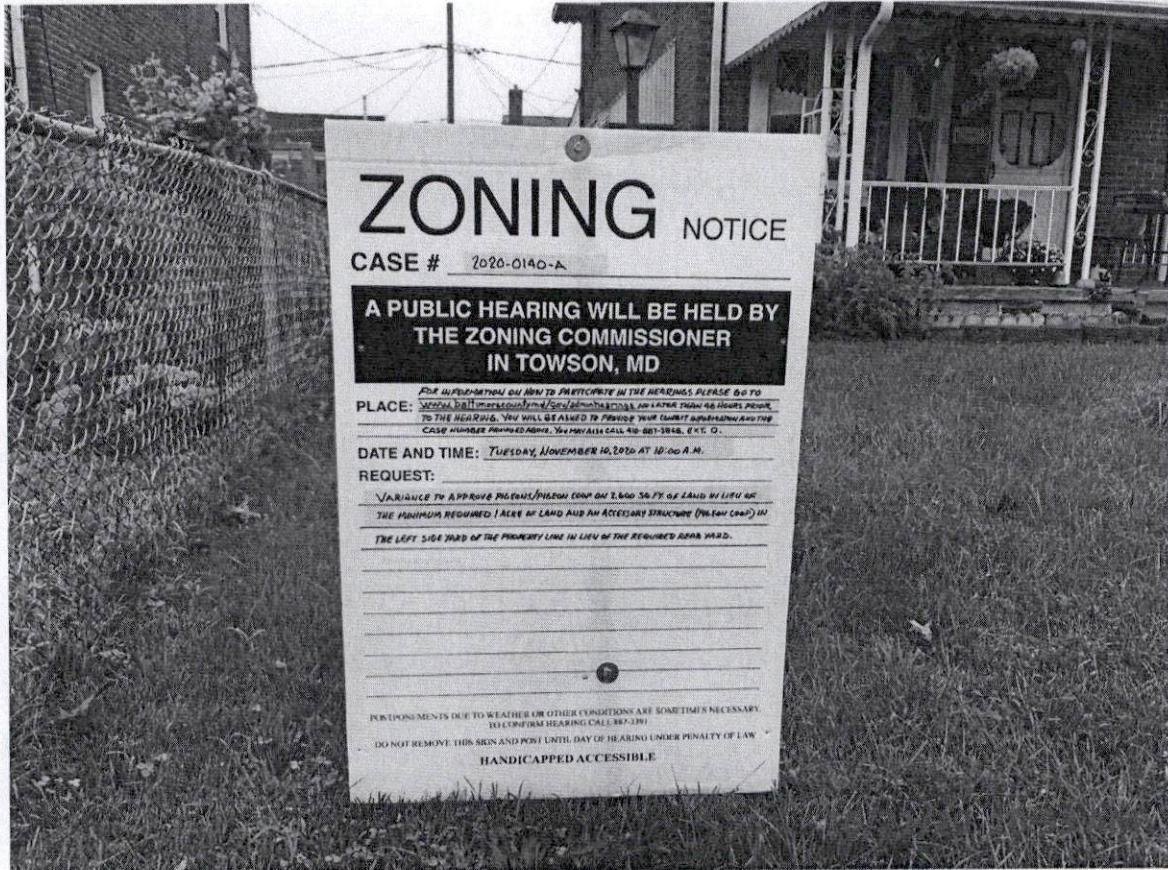


JOHN A. OLSZEWSKI, JR.  
County Executive

# Certification of Posting

MICHAEL D. MALLINOFF, Director  
Department of Permits,  
Approvals & Inspections

## Case No 2020-0140-A



1955 Ewald Avenue – North side of property

Richard E. Hoffman (signed) 10/21/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

**Certification of Posting**

**Case No 2020-0140-A**

**CASE # 2020-0140-A**

**A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD**

**FOR INFORMATION ON HOW TO PARTICIPATE IN THE HEARINGS PLEASE GO TO  
PLACE: WWW.BALTIMORECOUNTYMD/GOV/ADMINHEARINGS NO LATER THAN 48 HOURS PRIOR TO THE  
HEARING. YOU WILL BE ASKED TO PROVIDE YOUR CONTACT INFORMATION AND THE CASE  
NUMBER PROVIDED ABOVE. YOU MAY ALSO CALL 410-887-3868, EXT. 0.**

**DATE AND TIME: TUESDAY, NOVEMBER 10, 2020 AT 10:00 AM.**

**REQUEST:**

**VARIANCE TO APPROVE PIGEONS/PIGEON COOP ON 2,600 SQ. FT. OF LAND IN LIEU OF  
THE MINIMUM REQUIRED 1 ACRE OF LAND AND AN ACCESSORY STRUCTURE (PIGEON  
COOP) IN THE LEFT SIDE YARD OF THE PROPERTY LINE IN LIEU OF THE REQUIRED REAR YARD**

**10/21/20 10:52 A**

**1955 Ewald Avenue – Enlargement of wording (3 of 3)**

**Richard E. Hoffman (signed) 10/21/20**

**Richard E. Hoffman**

**904 Dellwood Drive**

**Fallston, Md. 21047**

**443-243-7360**

**CERTIFICATION OF POSTING**

RE: Case No. 2020-0140-A

Petitioner: Edwin Perez

Hearing Date: 11/10/20

**Baltimore County Department of  
Permits, Approvals and Inspections  
Room 111, County Office Building  
111 W. Chesapeake Ave.  
Towson, Md. 21204**

This letter is to confirm, under penalties of perjury, that the necessary sign(s)  
were posted conspicuously on the property located at \_\_\_\_\_

1955 Ewald Avenue -- North Side Front of Property (1 of 2)

1955 Ewald Avenue -- South Side Front of Property (2 of 2)

1955 Ewald Avenue -- Enlargement of sign wording

on 10/21/20

Sincerely,

Richard E. Hoffman (signed) 10/21/20

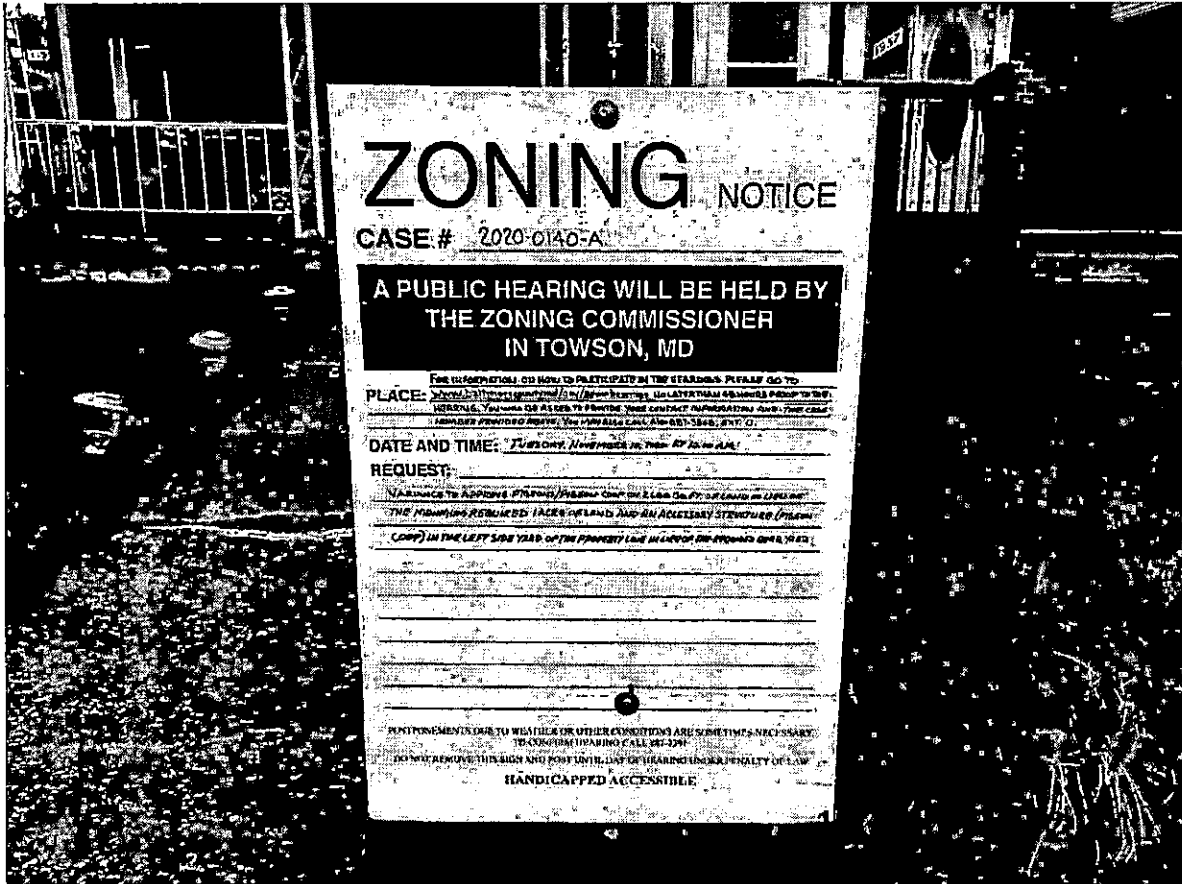
904 Dellwood Drive

Fallston, Md. 21047

(443) 243-7360

# Certification of Posting

Case No 2020-0140-A



1955 Ewald Avenue – South side of property

Richard E. Hoffman (signed) 10/21/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

# Certification of Posting

Case No 2020-0140-A



1955 Ewald Avenue – North side of property

Richard E. Hoffman (signed) 10/21/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360



JOHN A. OLSZEWSKI, JR.  
*County Executive*

MICHAEL D. MALLINOFF, *Director*  
*Department of Permits,*  
*Approvals & Inspections*

November 4, 2020

Edwin Perez  
1955 Ewald Ave  
Baltimore, MD 21222

RE: Case Number: 2020-0140-A, 1955 Ewald Ave

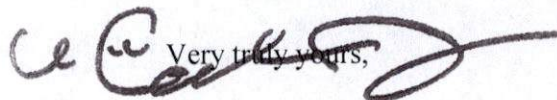
Dear:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on June 17, 2020.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

 Very truly yours,

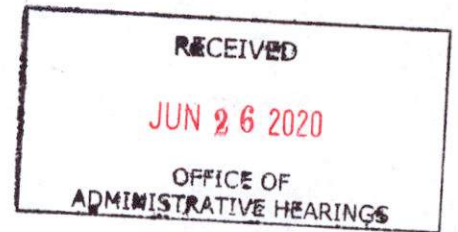
W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:mcn

C: People's Counsel

**BALTIMORE COUNTY, MARYLAND**

**Inter-Office Correspondence**



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge  
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and  
Sustainability (EPS) - Development Coordination

DATE: June 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0140-A  
Address 1955 Ewald Avenue  
(Perez Property)

Zoning Advisory Committee Meeting of **June 29, 2020**.

X The Department of Environmental Protection and Sustainability has no comment on the above-referenced zoning item.

Reviewer: Steve Ford



RECEIVED  
JUN 11 2009  
OFFICE OF  
ADMINISTRATIVE HEARINGS

# BALTIMORE COUNTY, MARYLAND

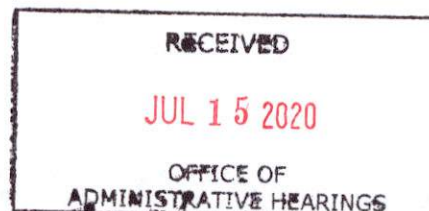
## INTER-OFFICE MEMORANDUM

**TO:** Michael D. Mallinoff  
Director, Department of Permits, Approvals and Inspections

**DATE:** 7/6/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT:** ZONING ADVISORY COMMITTEE COMMENTS  
Case Number: 20-140



**INFORMATION:**

**Property Address:** 1955 Ewald Avenue  
**Petitioner:** Edwin C. Perez  
**Zoning:** DR 10.5  
**Requested Action:** Variance

The Department of Planning has reviewed the petition variance from § 100.6 and 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit pigeons and a pigeon coop on 2,600 sq. ft. of land in lieu of the minimum required 1 acre of land and an accessory structure (pigeon coop) in the left side yard of the property in lieu of the required rear yard.

The property is located on Ewald Avenue near Lynch Road in Dundalk. The community is characterized by single-family attached townhomes in clusters of up to seven. Most homes have yards in the front and parking in the rear. A code complaint was filed on 5/7/2020 (CC2004048). An inspection notice was issued on 5/11/2020. The code complaint sites issues with rats and rat droppings around the coop.

A site visit was conducted on 6/25/2020. The coop is 6 feet by 8 feet by 7 feet, and is located in the side yard of an end-unit townhome. There is currently a 4-foot setback between the coop and the side property line, however, the roof of the coop extends an extra foot towards the property line. The ground covering in the side yard is rock and stone. The entire side yard is enclosed with wood fencing and appears to be well-maintained.

§ 13-7-310.C of the BCZR states that (1) animal and bird feed that may become a food source for rodents shall be stored in covered rat-proof container, and (2) a person may not feed animals or birds in a manner that the food constitutes a source of rodent food.

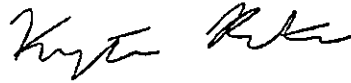
In a phone call, Mr. Perez, stated that he has 37 pigeons in the coop that he uses for racing. He cleans the pigeon coop every Friday and stores the pigeon waste in a sealed container. Mr. Perez also stated that the adjacent neighbor that he shares a fence with is fine with the pigeon coop and that other neighbors have signed a letter in support of him having the coop.

Given the code complaint and concerns about the location of the coop in close proximity to the neighboring property, the Department of Planning recommends that the applicant move the coop to the rear of the property. As such, the Department recommends against approval of the variance from § 400.1 and approval of the variance from § 100.6.

# Date: 7/6/2020  
Subject: ZAC # 20-140  
Page 2

For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

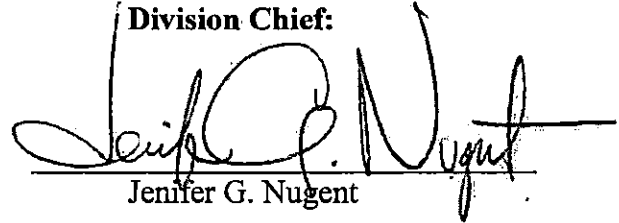
**Prepared by:**



---

Krystle Patchak

**Division Chief:**



---

Jennifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker  
Edwin Perez  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

# BALTIMORE COUNTY, MARYLAND

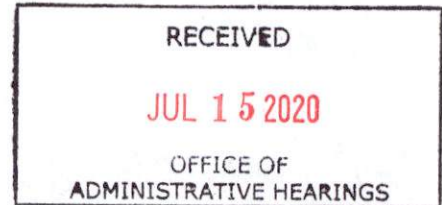
## INTER-OFFICE MEMORANDUM

**TO:** Michael D. Mallinoff  
Director, Department of Permits, Approvals and Inspections

**DATE:** 7/6/2020

**FROM:** C. Pete Gutwald  
Director, Department of Planning

**SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS**  
Case Number: 20-140



**INFORMATION:**

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**Petitioner:** Edwin C. Perez  
**Zoning:** DR 10.5  
**Requested Action:** Variance

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RECEIVED  
A 100  
OFFICE OF  
ADMINISTRATIVE HEARINGS

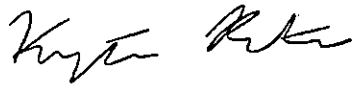
[Redacted]

[Redacted]

Date: 7/6/2020  
Subject: ZAC # 20-140  
Page 2

For further information concerning the matters stated herein, please contact Joseph Fraker at 410-887-3480.

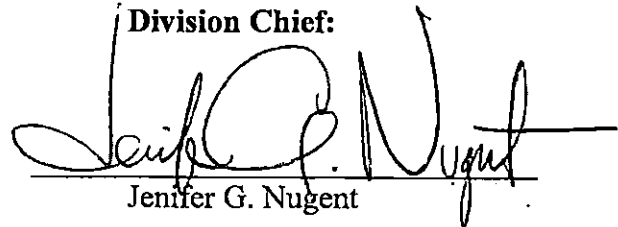
**Prepared by:**



---

Krystle Patchak

**Division Chief:**



---

Jenifer G. Nugent

CPG/JGN/kma/

c: Joseph Fraker  
Edwin Perez  
Office of the Administrative Hearings  
People's Counsel for Baltimore County

## § 100.6. - Land used for stabling and pasturing of animals.

[Bill Nos. 51-1993; 63-2009]

A tract of land used for the accessory stabling and pasturing of animals and which is not a commercial agricultural operation is subject to the following provisions:

Type	Limitation	Minimum Acreage
<b>Large Livestock:</b>		
Horses, burros and cattle	1 animal for each acre of grazing or pasture land*	3
<b>Small Livestock:</b>		
Sheep, goats and pigs, except an Asian potbellied pig (see <u>Section 400</u> ) ponies and miniature horses	2 animals for each acre of grazing or pasture land*	3
<b>Fowl or Poultry:</b>		
Chickens, ducks, turkeys, geese, pigeons	No numerical limit, provided that a nuisance is not created or allowed to exist on the property	1

\* Sucklings and weanlings under 12 months of age will not be counted. [5]

*Footnotes:*

— (5) —

5. *Editor's Note—See also Section 404.*

10/20 @ 10-040-A

CHECKLIST

✓ltr  
✓order

Comment Received

Department

Support/Oppose/ Conditions/ Comments/ No Comment

6/23

DEVELOPMENT PLANS REVIEW  
(if not received, date e-mail sent \_\_\_\_\_)

N/C

DEPS  
(if not received, date e-mail sent \_\_\_\_\_)

7/6

FIRE DEPARTMENT

PLANNING  
(if not received, date e-mail sent \_\_\_\_\_)

Comments  
See Notes

STATE HIGHWAY ADMINISTRATION

TRAFFIC ENGINEERING

COMMUNITY ASSOCIATION

ADJACENT PROPERTY OWNERS

ZONING VIOLATION (Case No. \_\_\_\_\_)

PRIOR ZONING (Case No. \_\_\_\_\_)

NEWSPAPER ADVERTISEMENT Date: 10/21/20

SIGN POSTING (1<sup>st</sup>) Date: 10/21/20 by R. Hoffman

SIGN POSTING (2<sup>nd</sup>) Date: 11/5/20 by "

PEOPLE'S COUNSEL APPEARANCE Yes  No

PEOPLE'S COUNSEL COMMENT LETTER Yes  No

Comments, if any: Code Complaint



## Donna Mignon

---

**From:** Rick Remeto <rremeto@gmail.com>  
**Sent:** Monday, November 16, 2020 1:05 PM  
**To:** Donna Mignon  
**Subject:** Re: 1955 Ewald Avenue - Edwin Perez Case No: 2020-0140-A

**CAUTION:** This message from rremeto@gmail.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Yes. Please mail to 1957 Ewald Avenue in Baltimore, Md 21222.

Thank you.

Rick Remeto  
Sent from my iPhone

On Nov 16, 2020, at 12:11 PM, Donna Mignon <dmignon@baltimorecountymd.gov> wrote:

Dear Mr. Remeto:

I am reaching out to see if you would like a copy of the Opinion and Order.  
If so, please provide me with your address. Thank you so much.

Donna Mignon, Legal Assistant  
Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868



Practice social distancing and  
wear a mask in public places.

CONNECT WITH BALTIMORE COUNTY



[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

## **Donna Mignon**

---

**From:** Donna Mignon  
**Sent:** Monday, November 16, 2020 12:11 PM  
**To:** 'rremeto@gmail.com'  
**Subject:** 1955 Ewald Avenue - Edwin Perez Case No: 2020-0140-A

Dear Mr. Remeto:

I am reaching out to see if you would like a copy of the Opinion and Order.  
If so, please provide me with your address. Thank you so much.

Donna Mignon, Legal Assistant  
Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868

FirstName	LastName	Email	Join Time	Leave Time	Attendance	Chat
Andrea	Chambless	andrea.cha	9:56 am New York Time	10:39 am New York Time	43.0 mins	N/A
Jayson	Pena	ara.jayson.pena@gmail.com		10:27 am New York Time	10:39 am	11.0 mins
Jayson	Pena	ara.jayson.pena@gmail.com		9:54 am New York Time	10:27 am	133.0 mins
Jayson	Pena	ara.jayson.pena@gmail.com		9:47 am New York Time	9:48 am	1.0 min
Henry	Ayakwah	hayakwah@baltimorecountymd.gov		9:47 am New York Time	10:39 am	151.0 mins
Edwin	c Perez	highrbs@aol.com		9:52 am New York Time	10:39 am	146.0 mins
Debra	Wiley	dwiley@baltimorecountymd.gov		9:51 am New York Time	10:39 am	147.0 mins
paul	mayhew	pmayhew@baltimorecountymd.gov		10:00 am New York Time	10:39 am	138.0 mins
Maureen	Murphy	maureen@murphyslaw.bz		10:00 am New York Time	10:38 am	138.0 mins
Rick	Remeto	rremeto@gmail.com		10:08 am New York Time	10:38 am	130.0 mins

Chat sent at

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

I live next store and I did not give permission. Can I speak please?

Did you receive my request to speak?

I am on the call and cannot speak??

Attendance Count	Program Name	Event Name	Event Start Date	Event Start Time
1		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time
2		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time
3		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time
4		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time
5		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time
6		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time
7		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time
8		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time
9		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time
10		Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time	10:00 am New York Time

## Donna Mignon

---

**From:** RICHARD HOFFMAN <dick\_e@comcast.net>  
**Sent:** Monday, November 9, 2020 11:41 AM  
**To:** Donna Mignon  
**Cc:** Administrative Hearings  
**Subject:** Fwd: Re: Fwd: Case Number 2020-0140-A / 1955 Ewald Avenue  
**Attachments:** Re-Cert. of posting - 1955 Ewald Ave.-cert..docx; Re-Certification of Posting-1955 Ewald Ave. 1.docx; rE-Certification of Posting-1955 Ewald Ave. 2.docx

**CAUTION:** This message from dick\_e@comcast.net originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Hi Donna,

In response to your email this morning, they were sent in on Nov. 5, 2020. See original email below. Kindly let me know you received them.

thank You,  
dickh

----- Original Message -----

**From:** RICHARD HOFFMAN <dick\_e@comcast.net>  
**To:** "Administrativehearings@baltimorecountymd.gov"  
<Administrativehearings@baltimorecountymd.gov>, "jnjohnson@baltimorecountymd.gov"  
<jnjohnson@baltimorecountymd.gov>  
**Cc:** "edwin.itzol@gmail.com" <edwin.itzol@gmail.com>  
**Date:** 11/05/2020 11:53 AM  
**Subject:** Re: Fwd: Case Number 2020-0140-A / 1955 Ewald Avenue

Good Morning,

Attached are the re-certification sign posting documents for case # 2020-0140-A / 1955 Ewald Ave.  
Please confirm receipt.

Thanks,  
dickh

On 11/04/2020 12:13 PM RICHARD HOFFMAN <dick\_e@comcast.net> wrote:

Good Afternoon,

Mr. Perez has advised that the County does not have the posting certification for Case # 2020-0140-A / 1955 Ewald Ave. They were sent to the Administrative hearings email address on 10/27/20. Kindly let me know that you have received this copy.

Thanks so much,

dickh

----- Original Message -----

From: RICHARD HOFFMAN <dick\_e@comcast.net>

To: "Administrativehearings@baltimorecountymd.gov"

<Administrativehearings@baltimorecountymd.gov>

Cc: Edwin c Perez <highrbs@aol.com>

Date: 10/27/2020 8:43 AM

Subject: Case Number 2020-0140-A / 1955 Ewald Avenue

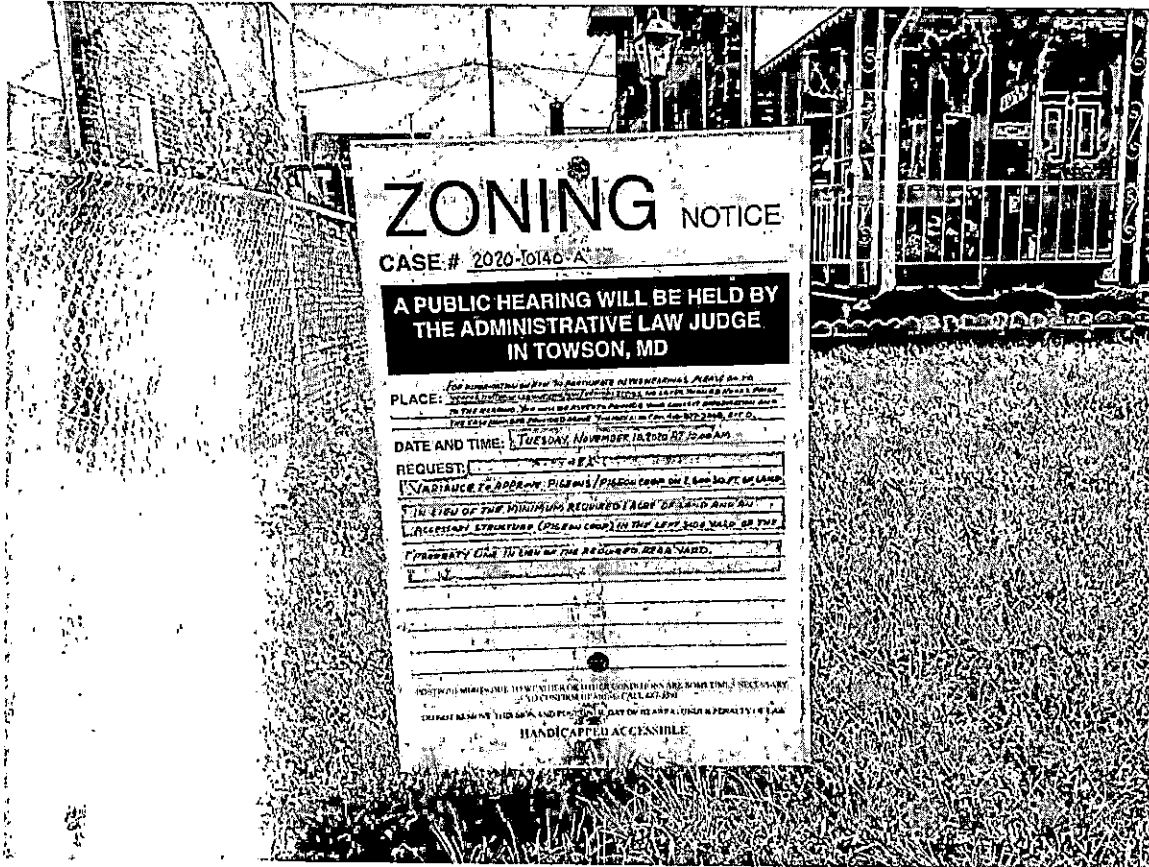
Good Morning,

Attached are the Sign Posting Certifications for the subject property.

Thanks You,  
dickh

# Re-Certification of Posting

Case No 2020-0140-A



Ewald Avenue – North side of property (1 of 2)

Richard E. Hoffman (signed) 11/5/20

Richard E. Hoffman

904 Dellwood Drive

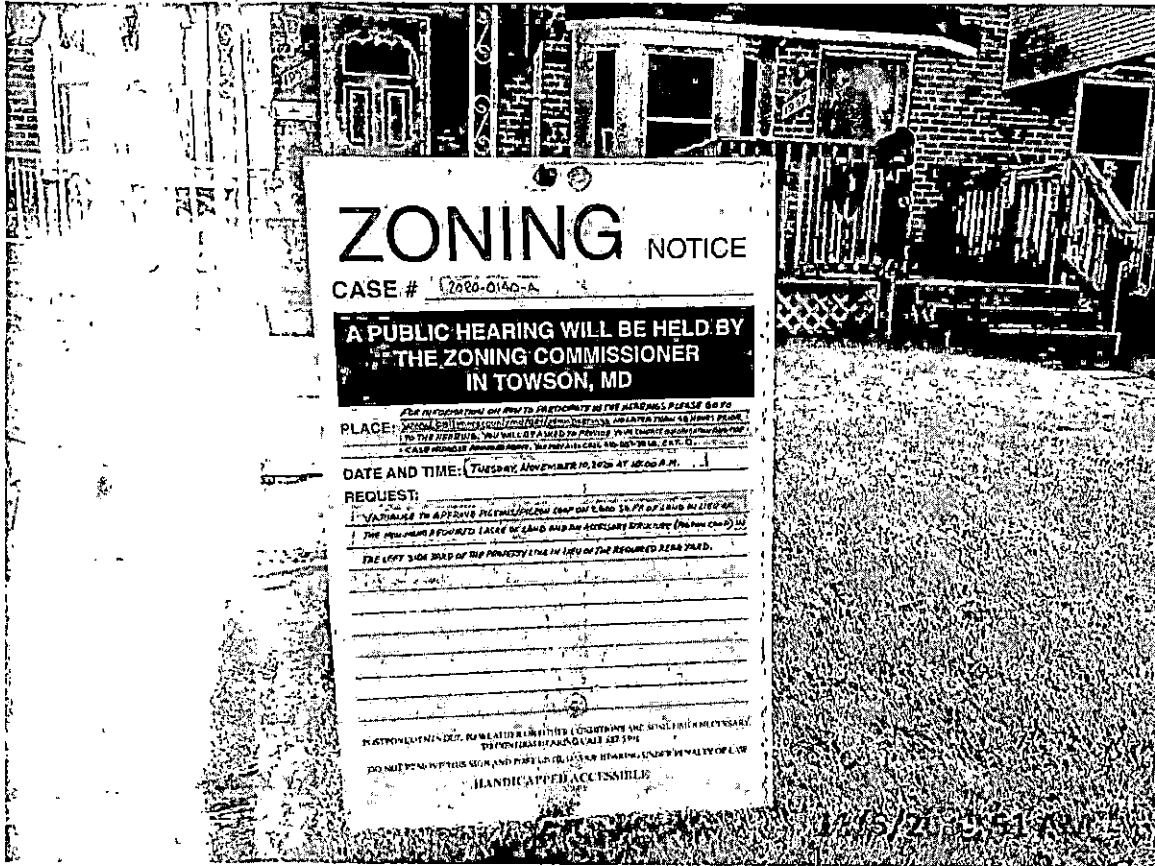
Fallston, Md. 21047

443-243-7360



Re- Certification of Posting

Case No 2020-0140-A



1955 Ewald Avenue – South side of property (2 of 2)

Richard E. Hoffman (signed) 11/5/20

Richard E. Hoffman

904 Dellwood Drive

Fallston, Md. 21047

443-243-7360

**Debra Wiley**

---

**From:** Edwin c Perez <highrbs@aol.com>  
**Sent:** Friday, November 6, 2020 10:19 PM  
**To:** Administrative Hearings  
**Subject:** Case 2020- -0140-A 1955 ewald ave. Edwin Perez  
**Attachments:** edwin.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged



**CAUTION:** This message from highrbs@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sorry for a late one due of work  
Medical cert from my son  
Sent from my iPhone

Begin forwarded message:

**From:** reggi <pjgazmen@gmail.com>  
**Date:** November 6, 2020 at 10:01:48 PM EST  
**To:** highrbs@aol.com  
**Subject:** here ya go

lemme know when you get it

7

1974

1975

7

EDWIN PEREZ

1955 EDWARD AVE

CASE NO# 2020-0140-A

c/o DONNA MIGNON

LEGAL ASSISTANT

BALTIMORE COUNTY OFFICE  
OF ADMINISTRATIVE HEARINGS

## Donna Mignon

---

**From:** Administrative Hearings  
**Sent:** Thursday, November 5, 2020 10:15 AM  
**To:** Edwin c Perez  
**Subject:** RE: Case no 2020-0140-A

Hi Mr. Perez,  
I sent them webex invites to the hearing. Thank you.

---

**From:** Edwin c Perez <highrbs@aol.com>  
**Sent:** Thursday, November 5, 2020 9:56 AM  
**To:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>  
**Subject:** Re: Case no 2020-0140-A

**CAUTION:** This message from [highrbs@aol.com](mailto:highrbs@aol.com) originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

Neighbor want to testify in my behalf  
Andrea Chambless  
443-392-8186  
[Andrea.chambless73@gmail.com](mailto:Andrea.chambless73@gmail.com)  
Jayson pena  
8602597067  
[Ara.Jayson.pena.Gmail.com](mailto:Ara.Jayson.pena.Gmail.com)

Sent from my iPhone

On Nov 5, 2020, at 8:13 AM, Administrative Hearings  
<[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)> wrote:

Dear Mr. Perez,  
We received the attached. Please note that we received information from [87savin@dssteel.com](mailto:87savin@dssteel.com) as well, not sure if this is your email as well. Thank you.

---

**From:** Edwin c Perez <[highrbs@aol.com](mailto:highrbs@aol.com)>  
**Sent:** Thursday, November 5, 2020 2:59 AM  
**To:** Administrative Hearings <[administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov)>  
**Subject:** Case no 2020-0140-A

**CAUTION:** This message from [highrbs@aol.com](mailto:highrbs@aol.com) originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking and use caution opening attachments.

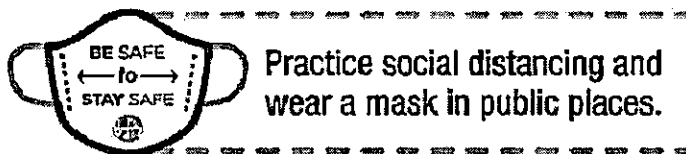
Sent from my iPhone

Begin forwarded message:

**From:** [87savin@dssteel.com](mailto:87savin@dssteel.com)  
**Date:** November 5, 2020 at 2:47:04 AM EST  
**To:** [highrbs@aol.com](mailto:highrbs@aol.com)  
**Subject:** Message from "87-shipping-MFP-01"

This E-mail was sent from "87-shipping-MFP-01" (IM 350).

Scan Date: 11.05.2020 02:48:31 (-0500)  
Queries to: [87savin@dssteel.com](mailto:87savin@dssteel.com)



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[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

11/5/20 - invited

# Edit Panelist Invitation List

You can select contacts from an existing address book, import a Comma or Tab Delimited file (file contains non-ASCII characters, use a Unicode file delimited either by commas or tabs) or add new contacts. Note that the number of invitation emails cannot exceed 10000.

Select Contacts... Import Contacts...

## Panelists to Invite

Name	Email address	Phone number	Language	Time Zone	Locale
<input type="checkbox"/> <u>Deb Wiley</u> (Alternate Host)	dwiley@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Henry Akwah</u> (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Edwin Perez</u>	highrbs@aol.com	1-	English	New York Time	U.S.
<input type="checkbox"/> <u>Paul Mayhew</u>	pmayhew@baltimorecountymd.gov	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/> <u>Andrea Chambless</u>	andrea.chambless73@gmail.com	1-	English	New York Time	U.S.
<input checked="" type="checkbox"/> <u>Jayson Pena</u>	ara.jayson.pena@gmail.com	1-	English	New York Time	U.S.

Invite Select All Clear All Delete Cancel

## New Panelist

Full name:  (required)

Email address:  (required)

Phone number:  Country/Region  Number (with area/city code)

Time Zone:  ▼

Language:  ▼

Locale:  ▼

Add new panelist in my address book

Invite as alternate host

Add to Invitation List

## Donna Mignon

---

**From:** Edwin c Perez <highrbs@aol.com>  
**Sent:** Thursday, November 5, 2020 9:56 AM  
**To:** Administrative Hearings  
**Subject:** Re: Case no 2020-0140-A

**CAUTION:** This message from highrbs@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Neighbor want to testify in my behalf

Andrea Chambless

443-392-8186

Andrea.chambless73@gmail.com

Jayson pena

8602597067

Ara.Jayson.pena.Gmail.com

Sent from my iPhone

On Nov 5, 2020, at 8:13 AM, Administrative Hearings  
<administrativehearings@baltimorecountymd.gov> wrote:

Dear Mr. Perez,

We received the attached. Please note that we received information form [87savin@dssteel.com](mailto:87savin@dssteel.com) as well, not sure if this is your email as well. Thank you.

---

**From:** Edwin c Perez <highrbs@aol.com>  
**Sent:** Thursday, November 5, 2020 2:59 AM  
**To:** Administrative Hearings <administrativehearings@baltimorecountymd.gov>  
**Subject:** Case no 2020-0140-A

**CAUTION:** This message from highrbs@aol.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

Sent from my iPhone

Begin forwarded message:

**From:** [87savin@dssteel.com](mailto:87savin@dssteel.com)  
**Date:** November 5, 2020 at 2:47:04 AM EST  
**To:** [highrbs@aol.com](mailto:highrbs@aol.com)  
**Subject:** Message from "87-shipping-MFP-01"



This E-mail was sent from "87-shipping-MFP-01" (IM 350).

Scan Date: 11.05.2020 02:48:31 (-0500)

Queries to: [87savin@dssteel.com](mailto:87savin@dssteel.com)



Practice social distancing and wear a mask in public places.

**CONNECT WITH BALTIMORE COUNTY**



[www.baltimorecountymd.gov](http://www.baltimorecountymd.gov)

**Debra Wiley**

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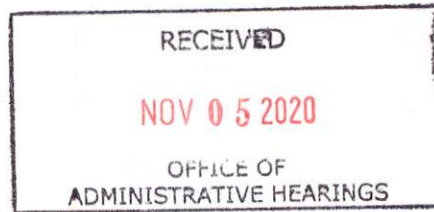
**From:** 87savin@dssteel.com  
**Sent:** Wednesday, November 4, 2020 7:10 PM  
**To:** highrbs@aol.com  
**Cc:** Administrative Hearings  
**Subject:** Message from "87-shipping-MFP-01"  
**Attachments:** 20201104190953545.pdf

CAUTION: This message from 87savin@dssteel.com originated from a non Baltimore County Government or non BCPL email system. Hover over any links before clicking and use caution opening attachments.

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This E-mail was sent from "87-shipping-MFP-01" (IM 350).

Scan Date: 11.04.2020 19:09:53 (-0500)  
Queries to: 87savin@dssteel.com



**Donna Mignon**

---

**From:** Donna Mignon  
**Sent:** Wednesday, November 4, 2020 2:58 PM  
**To:** 'highrbs@aol.com'  
**Subject:** 1955 Ewald Ave - Case No: 2020-0140-A

Good Afternoon,

A webex hearing is scheduled for Tuesday, November 10, 2020 at 10:00 a.m.

Please note that all hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at **least two business days** in advance of the hearing to the Office of Administrative Hearings at [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov). Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit. If you have any questions or concerns, please feel free to contact our office.

Thank you.

Donna Mignon, Legal Assistant  
Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868

11-10-20  
10 AM



JOHN A. OLSZEWSKI, JR.  
County Executive

MICHAEL D. MALLINOFF, Director  
Department of Permits,  
Approvals & Inspections

October 15, 2020

### NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a virtual hearing on the property identified herein as follows:

**CASE NUMBER: 2020-0140-A**

1955 Ewald Avenue  
East side of Ewald Avenue, north east of Lynch Road  
12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District  
Legal Owners: Edwin Perez

DM

Variance to approve pigeons/pigeon coop on 2,600 sq. ft. of land in lieu of the minimum required 1 acre of land and an accessory structure (pigeon coop) in the left side yard of the property line in lieu of the required rear yard.

Hearing: Tuesday, November 10, 2020 at 10:00 a.m.

For information on how to participate in the hearings please go to [www.baltimorecountymd.gov/adminhearings](http://www.baltimorecountymd.gov/adminhearings) no later than 48 hours prior to the hearing. You will be asked to provide your contact information and the case number provided above. You may also call 410-887-3868, ext. 0.

Michael Mallinoff  
Director

MM:kl

C: Edwin Perez, 1955 Ewald Avenue, Baltimore 21222

**NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY WED., OCTOBER 21, 2020**



## PHOTOGRAPHIC RECORD

Complaint Number: CC2004048  
Property Address: 1955 EWALD AVE 21222-4709  
Date of Photographs: 05/11/2020



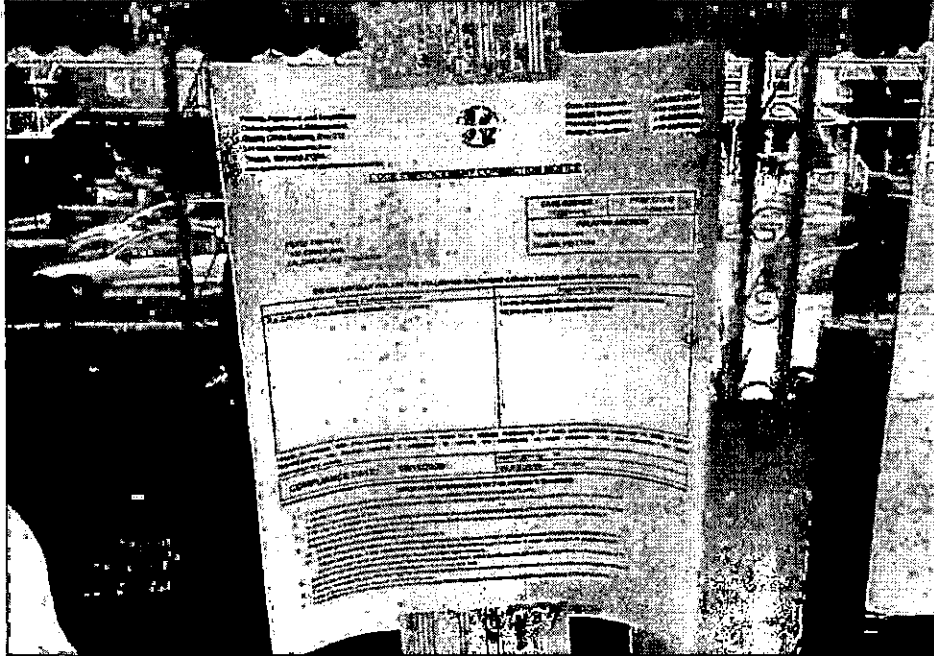
### Photo Information for: CC2004048:

<b>File Name:</b> 20200611093752035.jpg	<b>Category:</b> Photos	<b>Document Group:</b> CODE ENFORCEMENT
<b>Size:</b> 323.20 KB	<b>Type:</b>	<b>Entity Type:</b> CAP
<b>Source:</b> ADS	<b>Department:</b> BALTCO/PAI/CODE/SUPER/COMNTY	<b>Document Status:</b> Uploaded
<b>Uploaded On:</b> 5/11/2020 9:38:12AM	<b>Uploaded By:</b> 50	
<b>Description:</b>		



## PHOTOGRAPHIC RECORD

Complaint Number: CC2004048  
Property Address: 1955 EWALD AVE 21222-4709  
Date of Photographs: 05/11/2020



### Photo Information for CC2004048:

<b>File Name:</b> 20200511093747320.jpg	<b>Category:</b> Photos	<b>Document Group:</b> CODE ENFORCEMENT
<b>Size:</b> 305.63 KB	<b>Type:</b>	<b>Entity Type:</b> CAP
<b>Source:</b> ADS	<b>Department:</b> BALTCO/PAI/CODE/SUPER/COMNTY	<b>Document Status:</b> Uploaded
<b>Uploaded On:</b> 5/11/2020 9:38:09AM	<b>Uploaded By:</b> 50	
<b>Description:</b>		



## PHOTOGRAPHIC RECORD

Complaint Number: CC2004048  
Property Address: 1955 EWALD AVE 21222-4709  
Date of Photographs: 05/11/2020



### Photo Information for CC2004048:

<b>File Name:</b> 20200511093746300.jpg	<b>Category:</b> Photos	<b>Document Group:</b> CODE ENFORCEMENT
<b>Size:</b> 380.41 KB	<b>Type:</b>	<b>Entity Type:</b> CAP
<b>Source:</b> ADS	<b>Department:</b> BALTCO/PAI/CODE/SUPER/COMNTY	<b>Document Status:</b> Uploaded
<b>Uploaded On:</b> 5/11/2020 9:38:02AM	<b>Uploaded By:</b> 50	
<b>Description:</b>		



## PHOTOGRAPHIC RECORD

Complaint Number: CC2004048  
Property Address: 1955 EWALD AVE 21222-4709  
Date of Photographs: 05/11/2020



### Photo Information for CC2004048:

<b>File Name:</b> 20200511093746832.jpg	<b>Category:</b> Photos	<b>Document Group:</b> CODE ENFORCEMENT
<b>Size:</b> 400.77 KB	<b>Type:</b>	<b>Entity Type:</b> CAP
<b>Source:</b> ADS	<b>Department:</b> BALTCO/PAI/CODE/SUPER/COMNTY	<b>Document Status:</b> Uploaded
<b>Uploaded On:</b> 5/11/2020 9:38:06AM	<b>Uploaded By:</b> 50	
<b>Description:</b>		

I HEREBY CERTIFY that I took the 4 photographs set out above, and that these photographs fairly and accurately depict the condition of the property that is the subject of the above-referenced complaint number on the date set out above.

Code Enforcement Officer





## Department of Permits, Approvals & Inspections Complaint Report

Record Id: CC2004048

<u>Record ID</u>	<u>Assigned To</u>	<u>Assigned Date</u>	<u>Received Date</u>	<u>Status</u>	<u>Compliance Date</u>	<u>Hearing Date</u>
CC2004048	Stuart Kelly	05/07/2020	05/07/2020	Correction Notice Mailed	06/11/2020	

**Complaint Description:** Description: Rat infestation underneath shed in backyard which is converted into a pigeon coupe. Constant rat traffic in and out of side yard which houses pigeon coupes. Rat droppings are eminent everywhere.

<u>Property</u>	<u>Owner</u>	<u>Complainant</u>
1955 Ewald Ave Dundalk, MD 21222 Tax Id: 1210046120	PEREZ EDWIN C 1955 EWALD AVE BALTIMORE, MD 21222-4709	Chad Malinofsky 1953 Ewald Ave Dundalk MD, 21222 4438310797 cmalinofsky@yahoo.com

### Inspection Details

<u>Inspector</u>	<u>Date</u>	<u>Service</u>	<u>Result</u>	<u>Action</u>	<u>Complied On</u>
Stuart Kelly	05/11/2020	Initial Inspection	Correction Notice Issued	Correction Notice Issued	
Stuart Kelly		Re-Inspection	Scheduled		

### Lien Information - No Lien

### Comments Detail

- 5/11/2020: Posted correction notice for illegal pigeon coop, compliance date 6/11/20
- 5/11/2020: Cease illegal pigeon coop, one acre of land is required for any poultry on residential property
- 6/29/2020: zoning hearing #2020-0140-A
- 7/16/2020: Rescheduled inspection, setting up zoning hearing for pigeon, popup 8/15/20
- 8/19/2020: Popup 10/11/20 waiting on zoning hearing



# PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1955 Ewald Ave which is presently zoned DB10.5  
Deed References: 25247/482 10 Digit Tax Account # 1210046120  
Property Owner(s) Printed Name(s) Edwin C. Perez

(SELECT THE HEARING(S) BY MARKING  AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1.  a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2.  a Special Exception under the Zoning Regulations of Baltimore County to use the herein described property for

3.  a Variance from Section(s)

BZCR 100.6 and 400.1 To approve pigeons/pigeon coop on 2,600 sq ft of land in lieu of the minimum required 1 acre of land and an accessory structure (pigeon coop) in the left side yard of the property in lieu of the required rear yard

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

### Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

### Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

### Legal Owners (Petitioners):

Name #1 - Type or Print Name #2 - Type or Print

Signature #1 Signature #2

Mailing Address City State

Zip Code Telephone # Email Address

### Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

CASE NUMBER 2020-0140-A Filing Date 6/17/2020 Do Not Schedule Dates: \_\_\_\_\_ Reviewer CF

## Donna Mignon

---

**From:** Donna Mignon  
**Sent:** Thursday, October 15, 2020 11:47 AM  
**To:** Kristen L Lewis  
**Cc:** Debra Wiley  
**Subject:** Link

Top of Form

---

## Event Information

**Event:** Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A  
**Type:** Listed Event  
**Event address for attendees:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>  
**Event address for panelists:** <https://baltimorecountymd.webex.com/baltimorecountymd/onstage/g.php?MTIC>  
**Date and time:** Tuesday, November 10, 2020 10:00 am  
Eastern Standard Time (New York, GMT-05:00)  
**Duration:** 1 hour  
**Description:** Zoning Hearing  
Address: 1955 Ewald Avenue  
Case No: 2020-0140-A  
Owner: Edwin Perez  
**Event number:** 172 265 1316  
**Event password:** 1234  
**Host key:** 597107  
**Alternate Host:** Deb Wiley, Henry Ayakwah  
**Panelist Info:**  
**Panelist password:**  
**Panelist numeric password:** 702719  
**Video Address:** 1722651316@baltimorecountymd.webex.com  
You can also dial 173.243.2.68 and enter your meeting number.  
**Audio conference:** US Toll  
+1-415-655-0001  
[Show all global call-in numbers](#)  
Access code: 172 265 1316  
**Maximum number of registrants:** 10000  
**Destination address after event:**  
**Host image:**  
**Attendee list available for viewing by:** Host, presenter and panelists only  
**Event material:** None  
**Post-event survey:** No  
**Email configured:** Pending, Approved, Rejected

## Registration Information

**Registration ID required:** No  
**Password required:** No  
**Password:**

**Approval required:** No  
**Custom registration form:** No  
**After registration, go to URL:**

---

Bottom of Form  
Top of Form

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Bottom of Form  
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Donna Mignon, Legal Assistant  
Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868

# Panelist List

Name	Email address	Phone number	Time Zone	Language	Locale
Deb Wiley (Alternate Host)	dwiley@baltimorecountymd.gov	1-	New York Time	English	U.S.
Henry Ayakwah (Alternate Host)	hayakwah@baltimorecountymd.gov	1-	New York Time	English	U.S.
Edwin Perez	highrbs@aol.com	1-	New York Time	English	U.S.
Paul Mayhew	pmayhew@baltimorecountymd.gov	1-	New York Time	English	U.S.



## Donna Mignon

---

**From:** Kristen L Lewis  
**Sent:** Thursday, October 15, 2020 11:26 AM  
**To:** Debra Wiley; Donna Mignon  
**Subject:** Webex  
**Attachments:** 20201015112255813.pdf

Good morning,

Here is the 3rd one. Thanks again,

Kristen Lewis  
PAI – Zoning Review  
410-887-3391

# ZAC AGENDA

---

**Case Number:** 2020-0140-A      **Reviewer:** Christina Frink  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** VARIANCE  
**Legal Owner:** Edwin C. Perez  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 12    **Council Dist:** 7

**Property Address:** 1955 EWALD AVE  
**Location:** East side of Ewald Ave 136 feet North East of Lynch Road.

**Existing Zoning:** DR 0.5                      **Area:** 2,600 SQ FT

**Proposed Zoning:**

VARIANCE:

BZCR 100.6 and 400.1 To approve pigeons/ pigeon coop on 2,600 sq ft of land in lieu of the minimum required 1 acre of land and a n accessory structure (pigeon coop) in the left side yard of the property in lieu of the required rear yard.

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:**

**Miscellaneous Notes:**

---

**Case Number:** 2020-0141-A      **Reviewer:** Rosalie Johnson  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Kevin & Joy Dunn  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 14    **Council Dist:** 6

**Property Address:** 7432 BROOKWOOD AVE  
**Location:** North West side of Brookwood South of Alberta.

**Existing Zoning:** DR 5.5                      **Area:** 5,400 SQ FT

**Proposed Zoning:**

ADMINISTRATIVE VARIANCE:

Section 100.6 of the BCZR to permit an accessory, non-commercial stabling and pasturing of chickens on a residential lot that is 5,400 square feet (.124 acre) in lieu of the required 43,560 square feet (1 acre).

**Attorney:** Not Available

**Prior Zoning Cases:** None

**Concurrent Cases:** None

**Violation Cases:** None

**Closing Date:** 07/13/2020

**Miscellaneous Notes:**

---

## Real Property Data Search

## Search Result for BALTIMORE COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
Special Tax Recapture: None		
<b>Account Identifier:</b> District - 12 Account Number - 1210046120		
Owner Information		
<b>Owner Name:</b>	PEREZ EDWIN C	<b>Use:</b> RESIDENTIAL
<b>Mailing Address:</b>	1955 EWALD AVE BALTIMORE MD 21222-4709	<b>Principal Residence:</b> YES
		<b>Deed Reference:</b> /25247/ 00482
Location & Structure Information		
<b>Premises Address:</b>	1955 EWALD AVE BALTIMORE 21222-4709	<b>Legal Description:</b> 1955 EWALD AVE WEST INVERNESS
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>
0103	0018	0482
<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
12030053.04	0000	3
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>
7	7	2021
<b>Plat No:</b>	<b>Plat Ref:</b> 0019/ 0025	
Town: None		
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>
1954	1,024 SF	256 SF
		<b>Property Land Area</b>
		2,600 SF
		<b>County Use</b>
		04
<b>Stories</b>	<b>Basement</b>	<b>Type</b>
2	YES	END UNIT
<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
BRICK/	3	2 full
<b>Garage</b>	<b>Last Notice of Major Improvements</b>	
Value Information		
	<b>Base Value</b>	<b>Value</b>
		As of
		01/01/2018
		<b>Phase-in Assessments</b>
		As of
		07/01/2020
		As of
		07/01/2021
<b>Land:</b>	38,000	38,000
<b>Improvements</b>	81,800	81,800
<b>Total:</b>	119,800	119,800
<b>Preferential Land:</b>	0	
		119,800
Transfer Information		
<b>Seller:</b> SNYDER LYNEL	<b>Date:</b> 02/23/2007	<b>Price:</b> \$179,900
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /25247/ 00482	<b>Deed2:</b>
<b>Seller:</b> JONES RICHARD G	<b>Date:</b> 08/24/1988	<b>Price:</b> \$60,900
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /07951/ 00229	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
Exemption Information		
<b>Partial Exempt Assessments:</b>	<b>Class</b>	
<b>County:</b>	000	07/01/2020
<b>State:</b>	000	0.00
<b>Municipal:</b>	000	0.00
		07/01/2021
		0.00
		0.00
		0.00
Special Tax Recapture: None		
Homestead Application Information		
<b>Homestead Application Status:</b> Approved 06/14/2012		
Homeowners' Tax Credit Application Information		
<b>Homeowners' Tax Credit Application Status:</b> No Application		
<b>Date:</b>		



## Donna Mignon

---

**From:** Donna Mignon  
**Sent:** Friday, October 16, 2020 8:53 AM  
**To:** Lisa M Henson

Hi Lisa,  
I hope you had a wonderful vacation.  
Sorry to bother you but can you get me the information on : Code Complaint #: CC2004048

Thank you. ☺

Donna Mignon, Legal Assistant  
Baltimore County Office of Administrative Hearings  
105 West Chesapeake Avenue, Suite 103  
Towson, Maryland 21204  
410-887-3868

**Donna Mignon**

---

**From:** Administrative Hearings  
**Sent:** Monday, October 19, 2020 10:55 AM  
**To:** highrbs@aol.com  
**Subject:** Hearing November 10 at 10:00 a.m. Case No: 2020-0140-A

Good Morning,

A webex hearing is scheduled for November 10, 2020 at 10:00 a.m. in regard to your Petition for Zoning:

You should have received an invitation in an email around October 15, 2020, that invited you this this hearing.

All hearing exhibits—documents, site plans, photographs or evidence of any kind—must be submitted in PDF format at least two business days in advance of the hearing to the Office of Administrative Hearings at [administrativehearings@baltimorecountymd.gov](mailto:administrativehearings@baltimorecountymd.gov). Exhibits must be separately numbered and submitted, an exhibit list with the Case Number, an exhibit number and a brief description for each exhibit.

Thank you.

**Donna Mignon**

---

**From:** RICHARD HOFFMAN <dick\_e@comcast.net>  
**Sent:** Tuesday, October 27, 2020 8:44 AM  
**To:** Administrative Hearings  
**Cc:** Edwin c Perez  
**Subject:** Case Number 2020-0140-A / 1955 Ewald Avenue  
**Attachments:** Certification of Posting-1955 Ewald Ave. 1.docx; Certification of Posting-1955 Ewald Ave. 2.docx; Certification of Posting-1955 Ewald Ave.-3.docx; Cert. of posting - 1955 Ewald Ave.-cert..docx

**CAUTION:** This message from dick\_e@comcast.net originated from a non-Baltimore County Government or non-BCPL email system. Hover over any links before clicking, and use caution opening attachments.

Good Morning,

Attached are the Sign Posting Certifications for the subject property.

Thanks You,  
dickh

Attendance Count  
1 Program  
2  
3

ald Avenue - 2020-0140-A

ald Avenue - 2020-0140-A

Ewald Avenue - 2020-0140-A

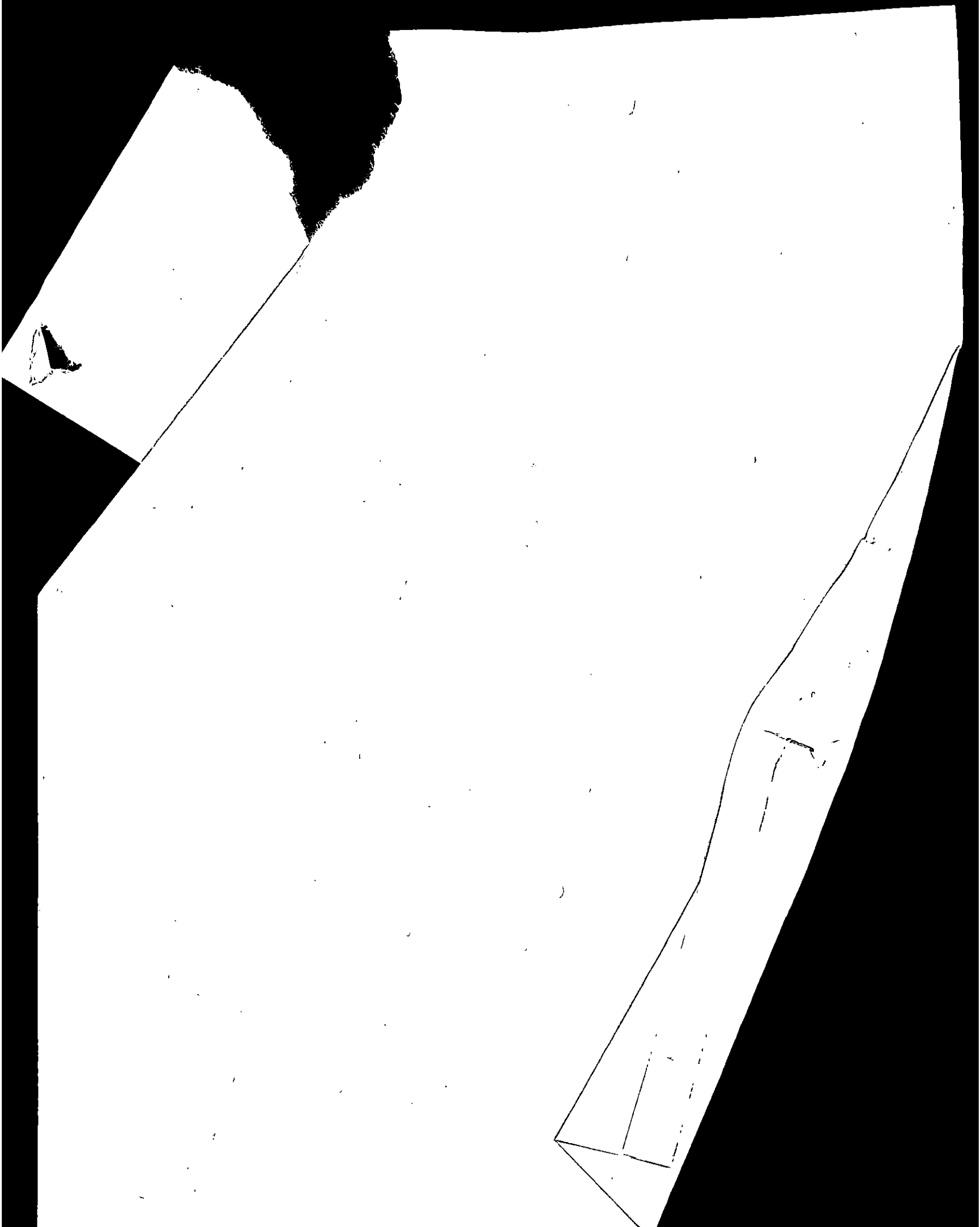
Event Start Date

November 10, 2020 New York Time

November 10, 2020 New York Time

November 10, 2020 New York Time

4	Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time
5	Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time
6	Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time
7	Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time
8	Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time
9	Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time
10	Zoning Hearing - 1955 Ewald Avenue - 2020-0140-A	November 10, 2020 New York Time



10:00 am New York Time  
10:00 am New York Time  
10:00 am New York Time  
10:00 am New York Time

Event Start Time  
10:00 am New York Time  
10:00 am New York Time  
10:00 am New York Time  
10:00 am New York Time

Fi  
A  
J

10:00 am New York Time  
10:00 am New York Time  
10:00 am New York Time  
10:00 am New York Time  
10:00 am New York Time  
10:00 am New York Time  
10:00 am New York Time

Jayson	Pena
Henry	Ayakwah
Edwin	c Perez
Debra	Wiley
paul	mayhew
Maureen	Murphy
Rick	Remeto

mail  
andrea.chambless73@gmail.com  
ara.jayson.pena@gmail.com

ara.jayson.pena@gmail.com

ara.jayson.pena@gmail.com  
hayakwah@baltimorecountymd.gov  
highrbs@aol.com  
dwiley@baltimorecountymd.gov  
pmayhew@baltimorecountymd.gov  
maureen@murphyslaw.bz  
rremeto@gmail.com

Join Time  
9:56 am New York Time  
10:27 am New York Time

9:54 am New York Time

9:47 am New York Time  
9:47 am New York Time  
9:52 am New York Time  
9:51 am New York Time  
10:00 am New York Time  
10:00 am New York Time  
10:08 am New York Time



	Attendance Dur	
10:39 am New York Time	43.0 mins	N/A
10:39 am New York Time	11.0 min	N/A
10:27 am New York Time		
	1.0 min	N/A
9:48 am New York Time	51.0 mins	N/A
10:39 am New York Time	46.0 mins	N/A
10:39 am New York Time	47.0 mins	N/A
10:39 am New York Time	38.0 mins	N/A
10:38 am New York Time	38.0 mins	N/A
10:38 am New York Time	30.0 mins	

I live next store and I did not give permission. Can I speak please?  
 Did you receive my request to speak?  
 I am on the call and cannot speak??





Exhibit 1  
Recommendation  
Page 1-4, 5-6

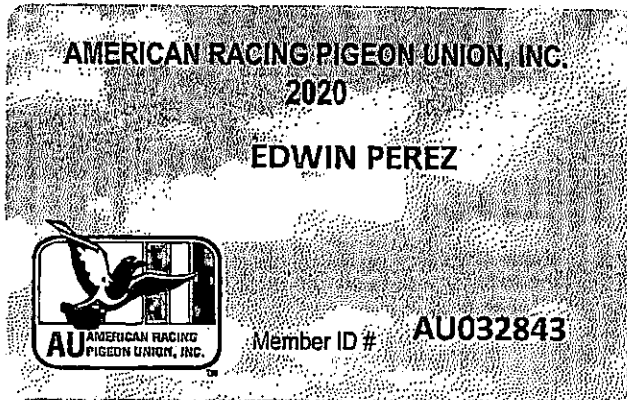
---

# AMERICAN RACING PIGEON UNION, INC.

PROUDLY Welcomes you as an Official 2020 member!



**Thank you for your membership!**



1910-2020

*Welcome and congratulations on your membership with the American Racing Pigeon Union. The AU remains committed to serving members to promote and protect your right to race registered homing pigeons. We look forward to working on your behalf!*

We appreciate your membership with the American Racing Pigeon Union. We value your membership and look for ways to offer the quality customer service you deserve.

Your membership card is attached to this page.

As an AU member, you have access to zone directors (<http://www.pigeon.org/directors.htm>) for assistance. Additionally, members may access race rules in the yearbook and on our website ([www.pigeon.org](http://www.pigeon.org)). You may also view national race results and award rankings (<http://www.pigeon-ndb.com/ndb.php>).

Please don't forget the AU has a variety of promotion materials to assist you or your club in recruiting and retaining members, many of which are found at [www.pigeon.org/promoforms.htm](http://www.pigeon.org/promoforms.htm) or email [aupromo@aol.com](mailto:aupromo@aol.com) to have flyers emailed to you. We hope that you will call on us so that we might help with your promotion efforts. Membership continues to increase slightly each year so we know that promotion is working.

The AU employs a lobbyist in Washington, DC to represent our needs. He also monitors legislation that might impact the sport. Please use the enclosed form or feel free to call the office if you would like to make a contribution to support these efforts.

Again thank you for your support and membership! We look forward to serving you in 2020.

Sincerely,

AU NATIONAL OFFICE



## BENEFITS THAT KEEP YOU IN THE AIR!

- ◆ AU Scientific Taskforce
- ◆ Lobbyist Monitoring Legislation & Advocacy
- ◆ EWINSPEED® Race Calculation Software
- ◆ Quarterly Newsletters
- ◆ Annual Yearbook (with membership directory)
- ◆ AU Racing Bands  
(not available to Patron or Sponsor members)
- ◆ Zoning Assistance
- ◆ Youth Programs
- ◆ Lost Bird Recovery
- ◆ Promotion Assistance
- ◆ Monthly Electronic Newsletter

EDWIN PEREZ  
1955 EWALD AVE  
BALTIMORE MD

21222

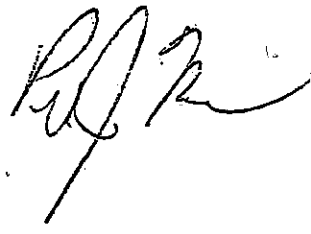
Edwin Perez has been a member of WMRPC in good standing for seven years. Our organization has never had an issue in the regards to health or cleanliness of pigeons as our standards do not allow pigeons with such issues. This consists within members across Maryland, Virginia, and Washington DC. Over the years, The Racing Pigeons have proven the health of pigeons is at a level that exceeds that of the household pet.

It would be a shame to lose a member of this fine sport that has been around since 1886. Especially since the sport has been on the decline since the 1990s.

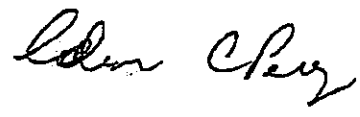
Pigeons have been alongside us throughout history as being useful allies to us during dark times of war. An example of this being during World War 2, when the British fanciers of that time gave their pigeons off to the war effort to become carrier pigeons. They were needed not only to guide and indicate to troops where servicemen were after being lost after battle, but they also gave key information to those on the frontlines regarding the safety of troops to fall back when needed; saving thousands of soldiers lives throughout the war effort. The only thing that was allowed back into the United States after World War 2 was the pigeon for their importance.

Pigeon racing is not only a sport to those in the community, but also a part of our lives that we hold in our hearts dearly, as we know Edwin Perez does in his own heart.

-The WMRPC Racing Concourse Secretary



EDWIN PEREZ



City/County of Howard  
State of Maryland

The foregoing instrument was acknowledged before me  
this 3 day of June, 2020  
by Edwin Perez  
May Laura Sney Notary Public  
My commission expires July 21, 2020

(2)

*Connecticut Classic Club*



To whom it may concern,

July 1, 2020

This letter is to give endorsement to EDWIN PEREZ for his Pigeon hobby also known as a Pigeon Fancier.

EDWIN PEREZ is a good provider a family man a parent and a good citizen of Maryland I truly believe you should overlook all decisions of him being a pigeon fancier.

This sport I'dwinding because of the wrong understanding just like what's happening now with misunderstanding and wrong information about the sport

I believe as the President of Connecticut Classic Pigeon Club. To look and understand the life of a Pigeon Fancier. If any question you can contact me at 860-967-5762

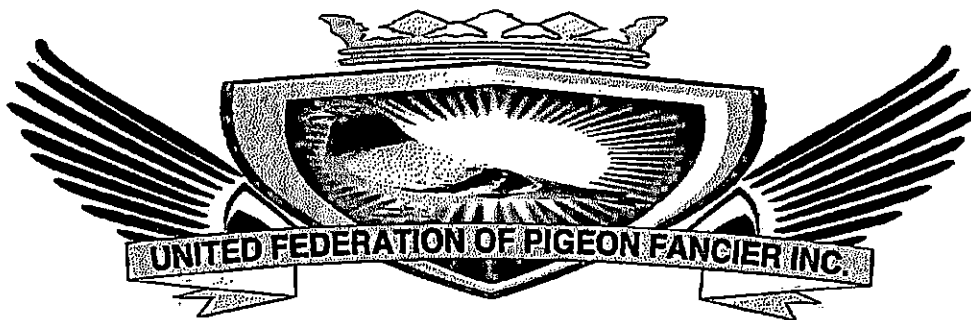
A handwritten signature in black ink, appearing to read "Wilberto Aponte".

Wilberto Aponte

President

Connecticut Classic Pigeon Club

CONNECTICUT CLASSIC PIGEON CLUB. 2143 CORBIN AVE. NEW BRITAIN, CONNECTICUT 06053



To whom it may concern,

July 4, 2020

I am writing to give support and endorsement to EDWIN PEREZ for his journey with Pigeon hobby also known as a Pigeon Fancier.

EDWIN PEREZ is been a long time member of United Federation of Pigeon Fancier, since 2012

His interaction with the birds is in a form of stressed reliever and relaxation it's like having a Cat or a Dog in your house when you get home they are so happy to see you, to keep you company.

This Birds breed are descendant's of a War Hero that serves WWII Name: G.I Joe a Pigeon in service with the United States Army Service (a.k.a. Signal pigeon Corps 1917 -1957) Homing Pigeon were used for communication and reconnaissance purposes. During WWII G.I. Joe saved the lives of the inhabitants of the village of Calvi Vecchia, Italy. G.I. Joe was Awarded the Dickin Medal for gallantry in 2019 he was also posthumously Awarded the Animal in War & Peace Medal of Bravery.

I hope this help to clarify our Homing Pigeon to its classification as a Pet and not for any form consumption use.

Jayson Pena/Pena Loft

President/ Co - Founder

United Federation Pigeon Fancier Inc.

UNITED FEDERATION PIGEON FANCIER INC. 20-B YORKSHIRE LANE. AVON, CONNECTICUT 06001  
PH: 860-924-0028



# AMERICAN RACING PIGEON UNION, INC.

P.O. BOX 18465 OKLAHOMA CITY, OK 73154-0465 PH. 405-848-5801  
FAX 405-848-5888

Member - Federation  
Colombophile Internationale

May 15, 2020

Edwin Perez  
1955 Ewald Ave  
Baltimore, MD 21222

Dear Edwin,

We attempted to reach you by phone and text. Based on the letter you received from the city, it appears you are not in compliance with acreage size. If you did not obtain permission prior to installing your pigeon loft, what you can do is request a variance for your property and/or grandfathering of your property/loft/birds.

In your communications with the city, the enclosed brochures are very useful in helping others understand Homing Pigeons and the racing sport. Many are promotional pieces that will help present the hobby in a professional and positive manner.

One booklet in particular, *Homing Pigeons: Perception vs. Reality*, does a nice job to explain the history of the sport. One chapter dispels false information pertaining to noise and disease.

After you obtain a copy of the current ordinance, contact officials to determine when you might meet with the appropriate personnel, health department, building inspectors, neighborhood officers, etc. Ask to attend meetings they hold where ordinances are discussed, adopted, and how to go about seeking a variance or implementing a favorable ordinance. You can use these materials and give a brief explanation of your involvement in the hobby.

You could explain to the city council members that the birds do not free fly, are well cared for and vaccinated and that the loft is kept clean. Also, be sure to explain that the birds are not exercised or out after feeding. Therefore, they cannot be associated with the mess some wild birds create. Take photographs of well-kept lofts to show. This way, they will see the lofts are well-kept and can be a nice enhancement to the yard.

Having neighbors there to express that the birds are not bothersome is also a good idea. If not attending a meeting, ask them to write a brief letter on your behalf. Try to get other fanciers to attend meetings with you as well.

#### Officers

John Hundrup, President

John McSweeney, Exec. Vice President

Lee Kohli, Vice President

Tom Coletti, President Ex-Officio

#### Directors

Jeff Life, NW Zone/Competition Standards

Bud Williams, SW Zone

Alan Porter, Plains Zone

Terry Finnerty, Lakes Zone

Robert McKenna, NE Zone

Joyce Stierlin, Pacific Mountain Zone

Al Hassler, SE Zone

You will also want to mention any personal involvement to benefit any charities or youth in your area, as well as the fact that clubs across the nation work with youth through 4-H, scouts, FFA, etc.

The last section of the *Perception* book contains a model ordinance. Normally, after you have educated the city council or personnel responsible for ordinance issues or ccr's, they are inclined to adopt the model ordinance with little, if any, change.

It will also be important to explain that the registered homing pigeons are not farm animals, poultry or fowl. They are not bred for meat or egg or any other type of consumption.

Per USDA definition (9 Code of Federal Regulations, Sub-part A, 145.1), pigeons are not defined as poultry, fowl or game birds. They are not exotic birds. See below:

***Poultry. Domesticated fowl, including chickens, turkeys, ostriches, emus, rheas, cassowaries, waterfowl and game birds, except doves and pigeons, which are bred for the primary purpose of producing eggs or meat.***

We wish you the best of luck in this situation. Let us know if you have any questions.

Sincerely,

Deone Roberts  
Sport Development Manager

Enclosures



Exhibit 2  
Signature of  
Surrounding  
Neighbors  
Page 1.2

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To whom it may concern,

05/27/2020

I Rachall Zarro reside at 1954 Frames Road Dundalk, MD. 21222. I received notification of a citation issued to Mr. Edwin for his pigeons. I would like to inform Baltimore County Code Enforcement & The Courts Mr. Edwin's birds do not affect me or my home. Mr. Edwin keeps his entire yard clean including keeping up after his pigeons. Myself as an immediate neighbor the back of my home faces Mr. Edwin's yard is not affected by the birds. They are not a bother to me or the area as Mr. Edwin maintains the area very well.

Thank you

Rachall Zarro

1954 Frames RD

Dundalk, MD. 21222

410-948-9582

City/County of Howard  
State of Maryland  
The foregoing instrument was acknowledged before me  
this 3 day of JUNE, 2020  
by Edwin Perez  
Margara Ewald Notary Public  
My commission expires JULY 21, 2020

IMMEDIATE NEIGHBORS - John Cherry

To whom it may concern,

The pigeons belonging to EDWIN PEREZ at 1955 G WALD AVE do not affect me or my home. The owner keeps the area very neat and clean. Mr. having the pigeons in his yard, on his property is not a bother to me. I am an immediate neighbor.

- |                            |                     |                       |
|----------------------------|---------------------|-----------------------|
| 1. <u>Rachel Pugh</u>      | <u>443 741-7516</u> | <u>1957 Farmer Rd</u> |
| 2. <u>Leona Kapp</u>       | <u>410 284-1920</u> | <u>1956 FRAMES</u>    |
| 3. <u>Leo Kapp</u>         | <u>410 284-1920</u> | <u>N</u>              |
| 4. <u>John Mchling</u>     | <u>443-652 2928</u> | <u>1950 Frames Rd</u> |
| 5. <u>Cherry</u>           | <u>410 831-0797</u> | <u>1953 Ewald</u>     |
| 6. <u>Tyler Hearn</u>      | <u>469 630-4271</u> | <u>1949 Ewald</u>     |
| 7. <u>Stephanie Spivey</u> | <u>443 440-2421</u> | <u>1949 Ewald</u>     |
| <u>TONYA WOOD</u>          | <u>443 828-5689</u> | <u>1949 Ewald</u>     |
| <u>Dalton Spivey</u>       | <u>410 868 7836</u> | <u>1949 Ewald</u>     |
| <u>Malaya Munoz</u>        | <u>443 289 0734</u> | <u>1949 Ewald</u>     |
| <u>Bertha Hamilton</u>     | <u>410-288-2841</u> | <u>1951 Ewald</u>     |
| <u>Amber Berry</u>         | <u>443 618 9100</u> | <u>1939 Ewald</u>     |

Anthony Golden JR	443-374-7553	1961 Ewald Ave. 21222
Hamehan Sukhdeo	443-460-8488	1960 FRAMES R.D 21222
ANDREA Chambliss	443-392-8186	1959 Ewald Ave 21222
Edward Chambliss	443-938-4335	1959 Ewald Ave 21222
Gerald C. Little	443-435-7912	1948 Ewald Ave 21222
Tobbatna Little	443-251-9307	1948 Ewald Ave 21222
Ella ENGLES	410 282 4790	1952 Ewald Ave 21222
Salli C. Bokking	443-360-1891	1956 Ewald Ave
Toral Mantom	443-991-3959	1956 Ewald Ave
David Scott	410-388-5408	1957 Ewald Ave
Ronald Kern	410-284-8787	1950 Ewald Ave
Donald Ford	410-284-5274	1944. Ewald Ave

Exhibit 3  
Separation between  
other wild birds  
Page 1-3

## COMPARISON OF RACING PIGEONS WITH OTHER BIRDS

Many local governmental officials mistakenly believe that registered racing pigeons are the same birds as the wild pigeons which overpopulate town squares, public buildings and parks; they are not. In fact, registered racing pigeons are kept and revered like birds of all kinds, such as parakeets, parrots, cockatiels, macaws, doves, hawks and falcons.

Registered racing pigeons are admired by fanciers for their superb athleticism, determination, and loyalty to their home lofts and owners. Because they are expected to race home from distances up to 600 miles in a day, racing pigeons must be in perfect health, well fed and cared for daily.

Registered racing pigeon fanciers are expected to meet higher standards than those set for the maintenance and care of other birds. The registered racing pigeon is an athlete. Racing pigeons compare favorably with all other birds kept by the American public. Considering cage birds and birds of prey (hawks and falcons) kept for falconry and propagation, racing pigeons meet and exceed most of the same legal and general maintenance requirements.

1. Registered racing pigeons are banded as very young birds to permanently register them and mark them for record keeping and racing purposes, as are cage and falconry birds.

2. Racing pigeon fanciers follow strict medical regimens to ensure health and to prevent disease. Falconers and other bird fanciers attempt to emulate racing pigeon fanciers' standards for health excellence. Presently, there are a number of veterinarians in the U.S. whose singular specialty is racing pigeon medical treatment.

3. Falconry birds are maintained in housing based on standards set by federal and state law and regulation. Cage birds are normally housed indoors, except for certain kinds of doves and fancy show pigeons which, like racing pigeons, are kept outside. Virtually all racing pigeon lofts are built to standards equal to those for falconry and cage birds. The AU has set minimum standards for lofts and their construction and maintaining birds' facilities.

4. The United States Post Office recognizes the importance of racing pigeons by providing optimum standards for shipment in special boxes and under humane conditions. Cage and falconry birds are not even accepted by the Postal Service for shipment.

5. Most airlines will accept equally racing pigeons, cage birds, and falconry birds. The International Air Transport Association sets specific airline standards for the shipment of each kind of bird. Like the others, racing pigeons must be shipped by air in specially designed containers. In cases of international air

shipment, all birds must be accompanied by a veterinarian's health certificate. 6. When racing pigeons are imported from Europe or other countries of origin, like falcons, hawks and cage birds, they are held in quarantine. The United States Department of Agriculture officials require a health quarantine of imported birds to protect native species of wild birds and birds kept by people. Special sections for racing pigeons exist at the USDA quarantine facilities. The quarantine period for pigeons is presently thirty days.

Since racing pigeons, fancy show pigeons, cage birds of all types, and falconry birds have been kept for centuries, national officials in the United States and in almost every nation in the world recognize their importance to culture, history, education, companionship and recreation. Consequently, these officials do not distinguish among the birds as to type or use. Standards are set to assure that all birds are treated humanely. Means are provided to put all of the birds in commerce through national and international shipment.

Registered racing pigeons and their handlers take their appropriate and rightful place next to the other Americans who keep birds for companionship and recreation. Prohibitions against keeping and racing pigeons are no more justified than they are for denying the keeping of beautiful parrots and macaws or hawks and falcons. When racing pigeon fanciers are denied their right to keep and to fly their birds in a reasonable manner, while their neighbors may keep cage birds or hawks and falcons, there arises an element of bias and discrimination. This is not justified, and most public officials recognize this when they understand the needs of racing pigeon fanciers.

## CLUB STRUCTURES

The racing pigeon sport in the United States is made up of clubs, combines, concours, associations, federations and national organizations.

There are two national racing pigeon organizations in America: The American Racing Pigeon Union (AU), founded in 1910, and the International Federation of American Homing Pigeon Fanciers (IF), founded in 1881. Both of these organizations issue club charters to groups which have a minimum of five members. Both national organizations also allow for individual memberships.

The national organizations set uniform rules of conduct and where necessary, national race rules. However, the national organizations are merely policy making entities whose only involvement in local affairs is to handle rules interpretations and accept appeals on disciplinary matters. The AU, however, also funds research by veterinarians and scientists, promotional materials and seminars, and a multitude of other activities designed to enhance the sport and assist its members.

Individual clubs are responsible for enforcing the national rules and regulations, race rules and the Code of Conduct. Any member who feels that they have been aggrieved at the local level may then appeal to the national level.

# RACING HOMERS ... THE FAMILY HOME - HOBBY

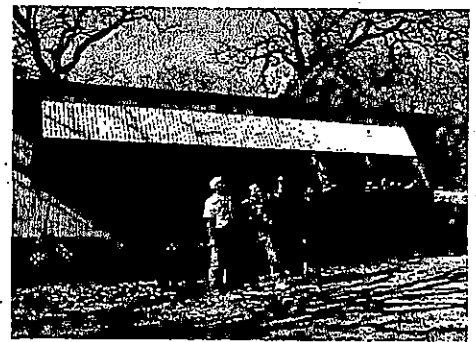
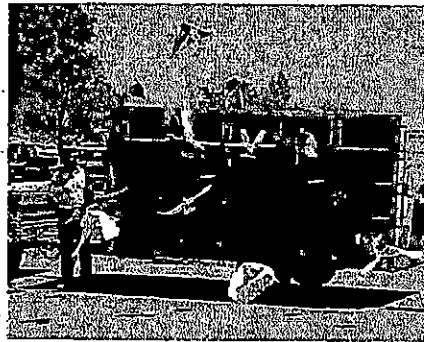
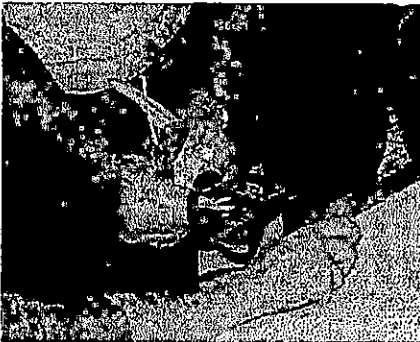


QUESTION: Where are Racing Homers kept?

ANSWER: They are housed in a "loft." It need not be elaborate, but it should be clean, neat and a credit to the neighborhood.

QUESTION: How are the birds raced?

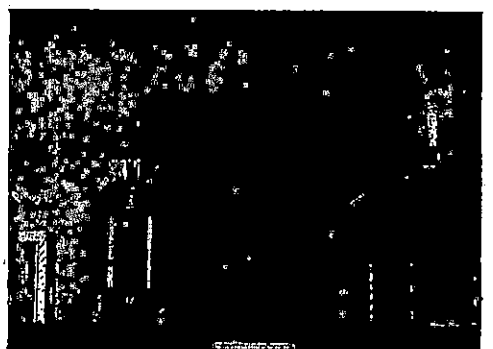
ANSWER: ↓



1. The evening before the race, each flyer takes his birds to be entered in the race to the clubhouse. There, each bird has an official rubber race-band ("countermark") placed on its leg.

2. The birds are then loaded aboard a specially equipped truck or trailer for transportation to the liberation point where all race entries are released together.

3. Each flyer eagerly scans the sky for the small speck, which will be one of his feathered charges returning to its home ... hopefully in first place and the winner.



4. As the birds return home, the countermarks are removed and inserted into a sealed clocking device ("clock"), which records each bird's arrival to the exact second.

5. Sealed clocks are returned to the clubhouse where the Race Committee opens the clocks to determine each bird's position. Speeds are figured in yards-per-minute.

6. At the end of the racing season, trophies and diplomas are awarded to the winners of the various races.

# **~AU SCIENTIFIC ADVISORY TASKFORCE~**

*A committee of the American Racing Pigeon Union, Inc.  
Commissioned January 2004*

## **Veterinary Position Statement Regarding the Health Aspects of Pigeon Keeping**



**Approved as a resolution of the American Racing Pigeon Union  
July 18, 2004**

“The keeping and recreational use of pigeons, under currently accepted standards of pigeon husbandry and hygiene, is a safe activity and poses no particular hazards to public health or safety or to the personal health or hygiene of pigeon caretakers beyond the risk posed by the keeping of any other animal. There are no zoonotic diseases specific to pigeons. For a healthy, immune-competent person, pigeon keeping in accord with current avicultural standards is a very safe activity.

Pigeons are extremely easy to keep, with very simple nutritional and husbandry requirements. They can comfortably tolerate a wide variety of environmental conditions, and adapt very readily and comfortably to a wide variety of avicultural situations and uses. Although relatively rare, the few diseases pigeons do get are easily treated with readily available medications or prevented with vaccines. Within the field of Veterinary Medicine, there is a specialty of Avian Medicine to support pigeon fanciers in keeping their birds healthy and comfortable.”

**In consideration of data from the United States Communicable Disease Center and of research conducted pertaining to registered, pedigreed Homing Pigeons, we affirm that to our knowledge, the above Statement is true.**

Paul Miller, DVM  
Harrisburg, PA

Robert Lynch, Ph.D.  
Tifton, GA

Warren Shetrone, DVM  
Escondido, CA

Roger Harlin, DVM  
Oklahoma City, OK

Jim Vanderheid, DDS  
Anaheim, CA

John Kazmierczak, DVM  
West Trenton, NJ

James Higgins, DVM  
Mt. Bethel, PA

**American Racing Pigeon Union, Inc.  
P.O. Box 18465  
Oklahoma City, OK 73154-0465  
405-848-5801  
www.pigeon.org**

## Exhibit 4

- Pigeon is a  
Hobby
- Serve our country

Page 1



the background noise on which it is superimposed. Unsteady noises or those that contain tones (such as train whistles, sirens and car horns) tend to be the most annoying. In the Terracon tests, at 25 feet, the pigeons in the 100 bird loft only contributed between 8 to 10 dB. of additional sound to the existing background noise. This is equivalent to the soft rustle of leaves.

### **PIGEONS IN THE SERVICE OF THEIR COUNTRY**

Although the US Army began using pigeons as messengers as early as 1878, it was not until World War I that pigeons became a regular part of our military establishment. On Armistice Day after the first war the Allied forces had approximately 320,000 pigeons which had been used for communication purposes.

Over 54,000 American homing pigeons served in World War II. 40,000 of these birds were supplied by civilian racing pigeon fanciers. In the 5 years of service, hundreds of thousands of messages were delivered by military birds. In 1943 the British established the Dickin Medal to honor war service by pigeons. One American pigeon, the famous GI Joe, was awarded this badge of courage.

In Italy the 56<sup>th</sup> British Infantry Division broke through German lines and overran a town. Allied planes were scheduled to bomb the town, now occupied by the British. GI Joe flew 20 miles in 20 minutes with information of the situation and the bombers were called off just prior to takeoff. The Lord Mayor of London, in gratitude for this heroic effort which undoubtedly saved many Englishmen's lives, bestowed upon GI Joe the Dickin Medal.

The Swiss continue to use these reliable messengers in the mountains where radios function poorly or not at all. In the Gulf War, despite billions of dollars of sophisticated electronic jamming equipment, the Iraqis still communicated with headquarters via homing pigeon.

Exhibit 5

Example ordinance

Other state use

Page 1-3

## APPENDIX MODEL ORDINANCE

### INTRODUCTION

The following "Model Ordinance" has been prepared by the Avian Assistance Council under the auspices of and with the financial assistance of, the American Racing Pigeon Union. Neither the Avian Assistance Council or the American Racing Pigeon Union assumes any responsibility or liability with regard to accomplishing particular objectives for a specific pigeon fancier through the use of the form suggested in this model ordinance. Further, no form should be relied upon without qualification. Each provision appearing in the form should be carefully considered in connection with the circumstances of the particular pigeon fancier and the community he resides in. Other provisions should be included if required by rule, ordinance or custom.

Even though the ultimate responsibility for the preparation of the ordinance rests with the fancier or his attorney, a member of the Avian Assistance Council will be pleased to discuss with the fancier or the attorney particular situations and offer practical suggestions for consideration in preparing the proposed ordinance or amendment.

If an ordinance is going to be passed, it should create a balance between the needs of the fancier and the concerns of the public. The Avian Assistance Council believes that the standards and the enforcement provisions in the proposed ordinance are reasonable and necessary for an impartial, balanced ordinance. To propose an ordinance with weak or no enforcement provisions will invite outright rejection by local government staff, or unreasonable enforcement provisions. We believe that it is to our advantage to prevent the keeping of pigeons in unsanitary conditions by unscrupulous fanciers who fail to maintain adequate controls. The proposed ordinance should accomplish this without unreasonably interfering with the keeping of pigeons by conscientious fanciers.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY (TOWN, TOWNSHIP, VILLAGE, ETC.) OF \_\_\_\_\_, AUTHORIZING THE KEEPING OF PIGEONS, PROVIDING FOR ISSUANCE OF PERMITS AND PROVIDING PENALTIES FOR VIOLATIONS**

WHEREAS it is the purpose and intent of this ordinance to permit the keeping, maintenance and flying of certain registered pigeons as a recreational sport and hobby, subject to regulations hereinafter set forth, and

WHEREAS the keeping, breeding, maintenance and flying of fancy, racing and sporting breeds of pigeons, as defined herein, is determined not to be a nuisance and is a wholesome activity, not detrimental to the public welfare, if regulated as hereafter set forth, and

WHEREAS it is recognized that the keeping, breeding, maintenance and flying of such pigeons is now mainly engaged in by members of local, district and national organizations, and such persons keep their pigeons in suitable permanent structures constructed and maintained for such purpose, and keep such structures in a clean and sanitary manner, and do not permit their pigeons to remain at large in the community in such manner as to disturb their neighbors or to prevent the full enjoyment of property rights by their neighbors.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF \_\_\_\_\_ AS FOLLOWS:**

**SECTION 1. DEFINITIONS**

- A. "Pigeon" means a member of the family Columbidae, and shall include "Racing Pigeons", "Fancy Pigeons" and "Sporting Pigeons" as defined in this ordinance.
- B. "Racing Pigeon" means a pigeon which, through selective past breeding, has developed the distinctive physical and mental characteristics as to enable it to return to its home after having been released a considerable distance therefrom, and which is accepted as such by the American Racing Pigeon Union, Inc. or the international Federation of Racing Pigeon Fanciers. Also, commonly known as Racing Homer, Homing Pigeon, or Carrier Pigeon.
- C. "Fancy Pigeon" means a pigeon which, through past breeding, has developed certain distinctive physical and performing characteristics as to be clearly identified and accepted as such by the National Pigeon Association, the American Pigeon Club, or the Rare Breeds Pigeon Club. Examples: Fantails, Pouters, Trumpeters.
- D. "Sporting Pigeon" means a pigeon which, through selective past breeding, has developed the ability to fly in a distinctive manner, such as aerial acrobatics or endurance flying. Examples: Rollers, Tiplers.

E. "Loft" means the structure(s) for the keeping or housing of pigeons permitted by this ordinance.

F. "Mature Pigeon" means a pigeon aged six months or older.

G. "Owner" means the owner of Pigeons subject to this ordinance.

**SECTION 2. CONDITIONS:**

The keeping, breeding, maintenance and flying of pigeons shall be permitted on the following conditions:

A. The loft shall be of such sufficient size and design, and constructed of such material, that it can be maintained in a clean and sanitary condition.

B. There shall be at least one (1) square foot of floor space in any loft for each mature pigeon kept therein.

C. The construction and location of the loft shall not conflict with the requirements of any Building Code or Zoning Code of the city.

D. All feed for said pigeons shall be stored in such containers as to protect against intrusion by rodents and other vermin.

E. The loft shall be maintained in a sanitary condition and in compliance with all applicable health regulations of the city.

F. All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training and competition; and at no time shall pigeons be allowed to perch or linger on the buildings or property of others.

G. All pigeons shall be fed within the confines of the loft.

H. No one shall release pigeons to fly for exercise, training or competition except in compliance with the following rules:

(1) The owner of the pigeons must be a member in good standing of an organized pigeon club, such as the American Racing Pigeon Union, Inc., the International Federation of Racing Pigeon Fanciers, the National Pigeon Association, the American Tippler Society, the International Roller Association, the Rare Breeds Pigeon Club, or a local club which has rules that will help preserve the peace and tranquility of the neighborhood.

(2) Pigeons will not be released for flying which have been fed within the previous 4 hours.

I. Pigeons shall be banded and registered with one of the national pigeon associations/registries.

**SECTION 3. PERMIT:**

On application signed by the owner, on such form as shall be provided by the city, wherein the owner shall certify that his loft(s) comply with applicable building, and zoning codes, and upon payment of a fee of \$ \_\_\_\_\_, a permit shall be issued to the owner, which shall remain in full force and effect unless suspended or revoked, or unless the use of the loft be discontinued for a period of one year.

25

3

**SECTION 4. RIGHT OF ENTRY FOR INSPECTION:**

The Animal Control Officer may enter and inspect any property or loft at any reasonable time for the purpose of investigating either an actual or suspected violation or to ascertain compliance or noncompliance with this ordinance.

**SECTION 5. VIOLATION AND PENALTIES:**

When the Animal Control Officer finds a violation to have occurred, the officer shall give written Notice thereof to the owner. If said violation is not remedied within ten (10) days, the Animal Control Officer may issue a citation to appear in municipal court to answer the charges stated thereon. Any owner found violating any of the provisions of this ordinance shall upon conviction be guilty of a misdemeanor punishable by a fine not to exceed the sum of \$100.00. Three convictions within eighteen (18) months shall result in the revocation of the permit.

**SECTION 6. EFFECTIVE DATE:**

This ordinance shall take effect (month, day, year). PASSED by the

\_\_\_\_\_  
(City Council, Town Council, City Commission, as appropriate) this

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH X)

ADDRESS 1955 Ewald Ave OWNER(S) NAME(S) Edwin Perez

SUBDIVISION NAME West Inverness LOT # 7 BLOCK # 7 SECTION # 3

PLAT BOOK # 19 FOLIO # 25 10 DIGIT TAX # 1210046120 DEED REF. # 25242/00482

SITE VICINITY MAP

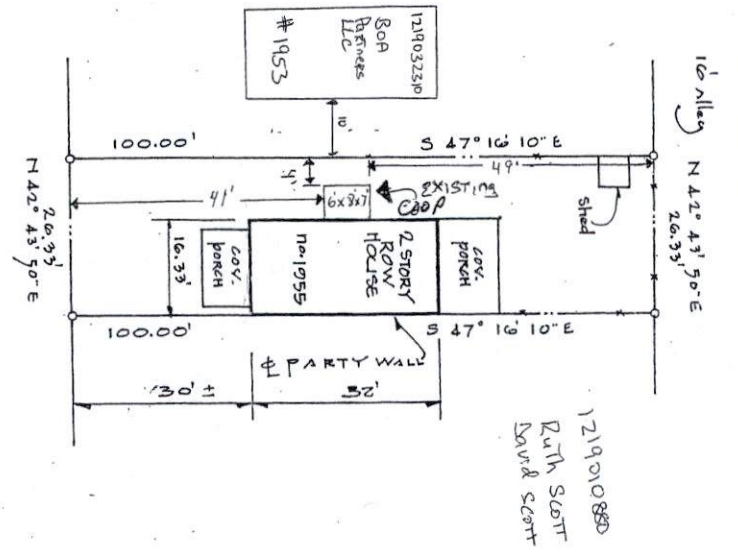


MAP IS NOT TO SCALE

ZONING MAP# 103C2  
 SITE ZONED DR10.5  
 ELECTION DISTRICT 12  
 COUNCIL DISTRICT 7  
 LOT AREA ACREAGE \_\_\_\_\_  
 OR SQUARE FEET 2600  
 HISTORIC? no  
 IN CBCA? no  
 IN FLOOD PLAIN? no  
 UTILITIES? MARK WITH X  
 WATER IS:  
 PUBLIC X PRIVATE \_\_\_\_\_  
 SEWER IS:  
 PUBLIC X PRIVATE \_\_\_\_\_  
 PRIOR HEARING? no  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:  
CC 2004048

EWALD AVE.



1219010880  
 RUTH SCOTT  
 DAVID SCOTT

AWN BY Edwin Perez DATE 6/15/20 SCALE: 1 INCH = 20 FEET

2020-0140-A

PETITIONER'S

EXHIBIT NO. 6

Exhibit 6 L

Page 1-2

Medical

Certification

of my son

Camaron Perez

①

**KENNEDY KRIEGER INSTITUTE**  
SEATING CLINIC  
Physical Therapy  
Initial Evaluation Note

**KKI#: 12-52-51**  
Name: Perez, Camaron  
DOB: 02/19/2002  
Appt Date: 07/23/2014  
Age: 12 yrs 5 mos JHH#: 9-346-40-50

**Patient Name:** Camaron Perez ("CJ")  
**DOB:** 2/19/02  
**DOV:** 7/23/14 at 10:10- 11:30 AM

**Time of Visit:**

**Units Billed:** 5 units Wheelchair Evaluation (CPT Code 97542)  
**Diagnosis Code:** Congenital diplegia (343.0); Cerebral Palsy (343.9)

**Background Information:**

**Referring/KKI Physicians:** Ranjit Varghese, MD  
**Primary Care Physician:** Remedios Baltazar, MD  
**Insurance:** MA# 41502688300  
**Diagnoses:** Congenital diplegia (343.0); Cerebral Palsy (343.9)

**Medical History:**

**Medications:**

- Focalin
- Over the counter eye drops for allergies

**Seizure History:** none

**Respiratory Issues:** asthma

**Circulatory Issues:** none

**Sensory Concerns:** vision- wears glasses; hearing intact

**Skin Breakdown:** none

**Surgery/Orthopedic Interventions:**

- Will undergo corrective foot surgery after further growth; mid-tarsal sprain
- Achilles tendon lengthening (2009)

**ADL status:**

*Eating:* independent

*Grooming:* independent

*Bathing:* independent

*Dressing:* independent

**School/Work Placement:** General John Stricker Middle School

**Social/Home History:** CJ resides with his Parents, Maternal Grandmother, and Sister.

**Therapeutic History:** CJ is followed by Kara Towles, PT , DPT one time per week at the Kennedy Krieger Institute; school based PT and OT on consult schedule

**Pain:** None indicated during today's appointment

**Precautions:** Choose an item.

- Seizure       Tracheostomy       Aspiration       NPO  
 Food Allergies      none       Medication Allergies none  
 Weight bearing precautions: no precautions

**Adaptive Equipment Used:** recently received ankle foot orthoses per recommendation of Dr. Varghese

**Current Mobility/Positioning Equipment:** ambulates with the use of Walk Easy loftstrand crutches



4 BACK

KENNEDY KRIEGER INSTITUTE  
SEATING CLINIC  
Physical Therapy  
Initial Evaluation Note

KKI#: 12-52-51  
Name: Perez, Camaron  
DOB: 02/19/2002  
Appt Date: 07/23/2014

**Reason for Appointment/List of Issues:** CJ and his Family are present within the Kennedy Krieger Institute Seating Clinic per referral of Dr. Varghese to obtain adaptive equipment for greater independence with long-distance mobility. He currently ambulates with bilateral loft strand crutches, but is limited secondary to reduced muscle strength and functional endurance.

**Team Members Present:** Patient, Edwin Perez (Father), Mia Perez (Sister), this Clinician, and Chad Wanex of NuMotion

**Physical Assessment:**

**Postural Assessment on Mat:** (in seated)

*Pelvis:* mild posterior pelvic tilt with flattened lumbar curve

*Trunk:* thoracic kyphosis with rounded shoulders with internal rotation

*Head:* forward head position

*UEs:* arms rest comfortably in lap without concern

*LEs:* hips and knees flexed to 90 degrees with ankles held in neutral dorsiflexion

**Tone, ROM and Movement:** please see greater details within the re-evaluation by Kara Towles, PT, DPT on 6/30/14

*UEs:* full active range of motion against gravity

- Manual Muscle Testing
  - Shoulder flexion and abduction: 4/5 bilaterally
  - Elbow flexion and extension: 4-/5 bilaterally

*Trunk:* spinal extensors lengthened, and weak secondary to rounded posture, core weakness

*LEs:* bilateral hamstrings limited to approximately -35 degrees at popliteal angle; able to reach terminal knee extension; Modified Ashworth Scale grade 2 at bilateral gluteals and quadriceps, 1+ at bilateral hamstrings

- Manual Muscle Testing:
  - Hip flexion: 3+/5 bilaterally with lateral and posterior trunk lean to compensate
  - Knee extension: 4-/5 bilaterally
  - Knee flexion: 3+/5 bilaterally

**Sitting Balance:** Independent

**Transfer Status:** Independent

**Ambulation Status:** independent with use of loftstrand crutches; however, slow pace with fatigue and limited endurance to reduce distance that he is able to travel

**Propulsion Status for Manual Wheelchair:** able to independently propel, steer, and negotiate turns in the demonstration model of the TiLite Twist manual wheelchair during today's appointment; at least 50 feet x 2

**Other Issues/Considerations:**

**Environmental Information:**

*Primary Locations for W/C:* home, school, and community environments

2

**KENNEDY KRIEGER INSTITUTE  
PHYSICAL THERAPY CLINIC  
Outpatient Physical Therapy Initial Evaluation**

**KKI#: 12-52-51  
Name: Perez, Camaron  
DOB: 02/19/2002  
Appt Date: 06/30/2014  
Age: 12 yrs 4 mos JHH#: 9-346-40-50**

**Diagnoses/Problems:**

Abnormality Of Gait  
Date Onset: Early childhood

Lack Of Coordination

Congenital Diplegia  
Date Onset: Congenital

**Present for Appointment**

Mother, Sibling and Patient

**Chief Complaint/Reason for Visit**

CJ is here for a Quarterly Reevaluation today. Since his last 30 day reevaluation on 6/2/14, CJ has attended 3 of 4 scheduled PT session with one missed due to therapist leave of absence.

**Precautions**

No known food or drug allergies. No history of seizures. History of asthma. Balance deficit; falls risk; use falls precautions.

**History/Interval History**

CJ and his mother report no health status changes (hospitalisations, injuries, or major illnesses) since last reevaluation.

CJ had some final adjustments made for his AFOs at Dankmeyer this morning; he doesn't report "feeling" a difference with these. CJ has an orthopaedics appointment with Dr. Varghese later this week.

CJ's mother reports that he has been complaining of cramps in his legs and would like another copy of the home stretching program handout to help with this. We discussed again the importance of daily stretching as CJ is entering his adolescent growth spurt years and stretching is necessary to keep up with growth and prevent loss of range.

**Developmental History**

Description of vision problem: Refractive vision loss right eye worse than left

**Pain Information**

Present: No

**Lower Extremity Range of Motion**

	Passive	
	Right	Left
Hip Extension	-12	-12
Hip Flexion	120	120
Hip Abduction	30 KE / 40 KF	30 KE / 40 KF
Hip Adduction	WNL	WNL
Hip Internal Rotation	WNL	WNL
Hip External Rotation	WNL	WNL
Knee Extension	0	0
Knee Flexion	WNL	WNL

2 BACK

KENNEDY KRIEGER INSTITUTE  
PHYSICAL THERAPY CLINIC  
Outpatient Physical Therapy Initial Evaluation

KKI#: 12-52-51  
Name: Perez, Camaron  
DOB: 02/19/2002  
Appt Date: 06/30/2014

Ankle Dorsiflexion	20 KF / 15 KE	20 KF / 10 KE
Plantar Flexion	WNL	WNL
Popliteal	-40	-45

Passive WNL = within normal limits  
Comments: KE = knee extended  
KF = knee flexed

CJ demonstrates slight losses in hip flexor and hamstrings extensibility bilaterally in the past month. CJ reports that he has not been doing his stretches at home. Stretching program was reemphasized with mom and demonstrated again with CJ today.

Other Muscle/Skeletal Issues

BALANCE TESTING

- \*Stands with feet apart and eyes open or closed for at least 30 seconds
- \*Stands with feet together eyes closed for at least 30 seconds
- \*Tandem stance with right foot forward: maintains 20 seconds with initial minimum assistance to attain this position. (Improved from 15 to 16 seconds last measure)
- \*Tandem stance with left foot forward: maintains 18 to 20 seconds with initial minimum assistance to attain this position
- \*Single leg stance on the left: 3 to 4 seconds at best
- \*Single leg stance on the right: 3 to 4 seconds at best.

\*\*\*\*\*

Gillette Functional Assessment Questionnaire (FAQ) Walking Scale:

- \*With bilateral Lofstrands, 9. Walks outside the home for community distances, easily gets around on level ground, curbs, and uneven terrain, but has difficulty or requires minimal assistance with running, climbing, and/or stairs. Has some difficulty keeping up with peers. (No change.)
- \*Without an assistive device, 6/10. Walks more than 15 to 50 feet outside the home, but usually uses a wheelchair or stroller for community distances or in congested areas. (No change.)

\*\*\*\*\*

Gross Motor Function Measure 66 (GMFM66): 170/198, 85.86% (no change from last reevaluation)

- \*Dimension A (Lying and Rolling): 12/12, 100% (no change; maximum score attained)
- \*Dimension B (Sitting): 45/45, 100% (no change; maximum score attained)
- \*Dimension C (Crawling and Kneeling): 30/30, 100% (no change; maximum score attained)
- \*Dimension D (Standing): 39/39, 100% (no change; maximum score attained)
- \*Dimension E (Walking, Running, and Jumping): 44/72, 61.11% (no change from last reevaluation)
- \*Average % across all 5 dimensions: 92.22% (no change from last reevaluation)

Real Property Data Search

Search Result for BALTIMORE COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
Special Tax Recapture: None		
<b>Account Identifier:</b> District - 12 Account Number - 1210046120		
Owner Information		
<b>Owner Name:</b>	PEREZ EDWIN C	<b>Use:</b> RESIDENTIAL
		<b>Principal Residence:</b> YES
<b>Mailing Address:</b>	1955 EWALD AVE BALTIMORE MD 21222-4709	<b>Deed Reference:</b> /25247/ 00482
Location & Structure Information		
<b>Premises Address:</b>	1955 EWALD AVE BALTIMORE 21222-4709	<b>Legal Description:</b> 1955 EWALD AVE WEST INVERNESS
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>
0103	0018	0482
<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>
12030053.04	0000	3
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>
7	7	2018
		<b>Plat No:</b>
		Plat Ref: 0019/0025
<b>Town:</b> None		
<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>
1954	1,024 SF	256 SF
		<b>Property Land Area</b>
		2,600 SF
		<b>County Use</b>
		04
<b>Stories</b>	<b>Basement</b>	<b>Type</b>
2	YES	END UNIT
<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>
BRICK/	3	2 full
<b>Garage</b>	<b>Last-Notice of Major Improvements</b>	
Value Information		
	<b>Base Value</b>	<b>Value</b>
		As of
		01/01/2018
		<b>Phase-in Assessments</b>
		As of
		07/01/2019
		As of
		07/01/2020
<b>Land:</b>	38,000	38,000
<b>Improvements</b>	75,200	81,800
<b>Total:</b>	113,200	119,800
<b>Preferential Land:</b>	0	0
		117,600
		119,800
Transfer Information		
<b>Seller:</b> SNYDER LYNEL	<b>Date:</b> 02/23/2007	<b>Price:</b> \$179,900
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /25247/ 00482	<b>Deed2:</b>
<b>Seller:</b> JONES RICHARD G	<b>Date:</b> 08/24/1988	<b>Price:</b> \$60,900
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /07951/ 00229	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>
Exemption Information		
<b>Partial Exempt Assessments:</b>	<b>Class</b>	<b>07/01/2019</b>
<b>County:</b>	000	0.00
<b>State:</b>	000	0.00
<b>Municipal:</b>	000	0.00 0.00
		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
<b>Homestead Application Status:</b> Approved 06/14/2012		
Homeowners' Tax Credit Application Information		
<b>Homeowners' Tax Credit Application Status:</b> No Application <b>Date:</b>		

2020-0140-A

To whom it may concern,

05/27/2020

I Rachall Zarro reside at 1954 Frames Road Dundalk, MD. 21222. I received notification of a citation issued to Mr. Edwin for his pigeons. I would like to inform Baltimore County Code Enforcement & The Courts Mr. Edwin's birds do not affect me or my home. Mr. Edwin keeps his entire yard clean including keeping up after his pigeons. Myself as an immediate neighbor the back of my home faces Mr. Edwin's yard is not affected by the birds. They are not a bother to me or the area as Mr. Edwin maintains the area very well.

Thank you

Rachall Zarro  
1954 Frames RD  
Dundalk, MD. 21222  
410-948-9582

City/County of Howard  
State of Maryland  
The foregoing instrument was acknowledged before me  
this 3 day of JUNE, 2020  
by Edwin Perez  
Margarita Ensey Notary Public  
My commission expires JULY 21, 2020

IMMEDIATE NEIGHBORS - John Perry

To whom it may concern,

The pigeons belonging to EDWIN PEREZ at 1958 E WALD AVE  
do  
not affect me or my home. The owner keeps the area very neat and clean. Mr.  
having the pigeons in his yard, on his property is not a bother to me. I am an immediate neighbor.

- |                            |                     |                        |
|----------------------------|---------------------|------------------------|
| 1. <u>Rachel Pugh</u>      | <u>443 741-7516</u> | <u>1957 Farmer Rd.</u> |
| 2. <u>Leona Kapp</u>       | <u>410 284-1920</u> | <u>1956 FRAMES</u>     |
| 3. <u>Leo Kapp</u>         | <u>410 284-1920</u> | <u>N</u>               |
| 4. <u>John Mehling</u>     | <u>443-652 2928</u> | <u>1980 Frames Rd</u>  |
| 5. <u>Chorony</u>          | <u>410 831-0797</u> | <u>1953 Ewald</u>      |
| 6. <u>Tyler Hearn</u>      | <u>469 630-4271</u> | <u>1949 Ewald</u>      |
| 7. <u>Stephanie Spivey</u> | <u>443 440-2421</u> | <u>1949 Ewald</u>      |
| 8. <u>TONYA WOOD</u>       | <u>443 820-5689</u> | <u>1949 Ewald</u>      |
| <u>DALTON SPIVEY</u>       | <u>410 868 7836</u> | <u>1949 Ewald</u>      |
| <u>Malaya Munoz</u>        | <u>443 289 0734</u> | <u>1949 Ewald</u>      |
| <u>Bertha HAMILTON</u>     | <u>410-288-2841</u> | <u>1951 Ewald</u>      |
| <u>Amber Berry</u>         | <u>443 618 1100</u> | <u>1939 Ewald</u>      |
- 2020-0140-A

Anthony Golden Jr	443-314-7353	1961 EWALD AVE. 21222
Hannihan Sakhrer	443-460-8488	1960 FRAMES R.D 21222
ANDREA Chambless	443-392-8186	1959 Ewald Ave 21222
Edward Chambless	443-938-4335	1959 Ewald Ave 21222
Gerald C. Little	443-435-7912	1948 Ewald Ave 21222
Tabbatha Little	443-251-9307	1948 Ewald Ave 21222
Ella English	410 282 4790	1952 EWALD AVE 21222
Salli C Bohring	443-360-1891	1956 Ewald Ave
Tara L. Penton	443 991 3959	1956 Ewald Ave
David Scott	410 288 5408	1957 Ewald ave
Ronald Kern	410-284-8787	1950 EWALD AVE





1208004640

Lot # 12  
1218015040

EWALD AVE

1203047715  
Lot # 11 1947

1208031990  
Lot # 10

**SITE**

1216075340  
Lot # 9

1953

Lot # 8 1219032310

PAI # 120027

Pt. Bk./Folio # 019025

7 CD  
DR 10.5  
SE 4-F

103C2  
12 ED

1955

R-1951-1963

1210046120  
Pt. Bk. 0000019, Folio 0025

PAI # 120027

Lot # 7

1219010880

Lot # 6

1959

1215000595

Lot # 5

1961

1203069360

Lot # 4

1963

1207000640

Lot # 3

1965

1218048330

Lot # 2

1967

1208001560

Lot # 1

**2020-0140-A**

1220055940

Lot # 63

Lot # 64  
1204035770

1204000900

Lot # 65

1223095140

ALLEY

ALLEY

STC



2000-0000

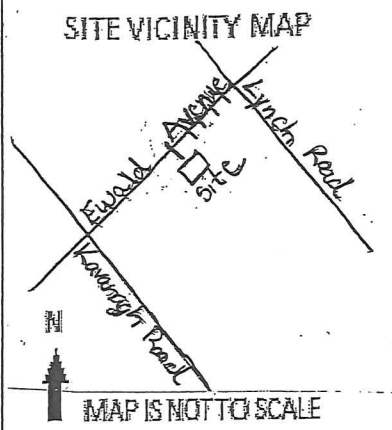


ZONING HEARING PLAN FOR VARIANCE  FOR SPECIAL HEARING \_\_\_\_\_ (MARK TYPE REQUESTED WITH )

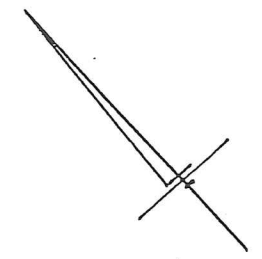
ADDRESS 1955 Ewald Ave OWNER(S) NAME(S) Edwin Perez

SUBDIVISION NAME West Inverness LOT# 7 BLOCK# 7 SECTION# 3

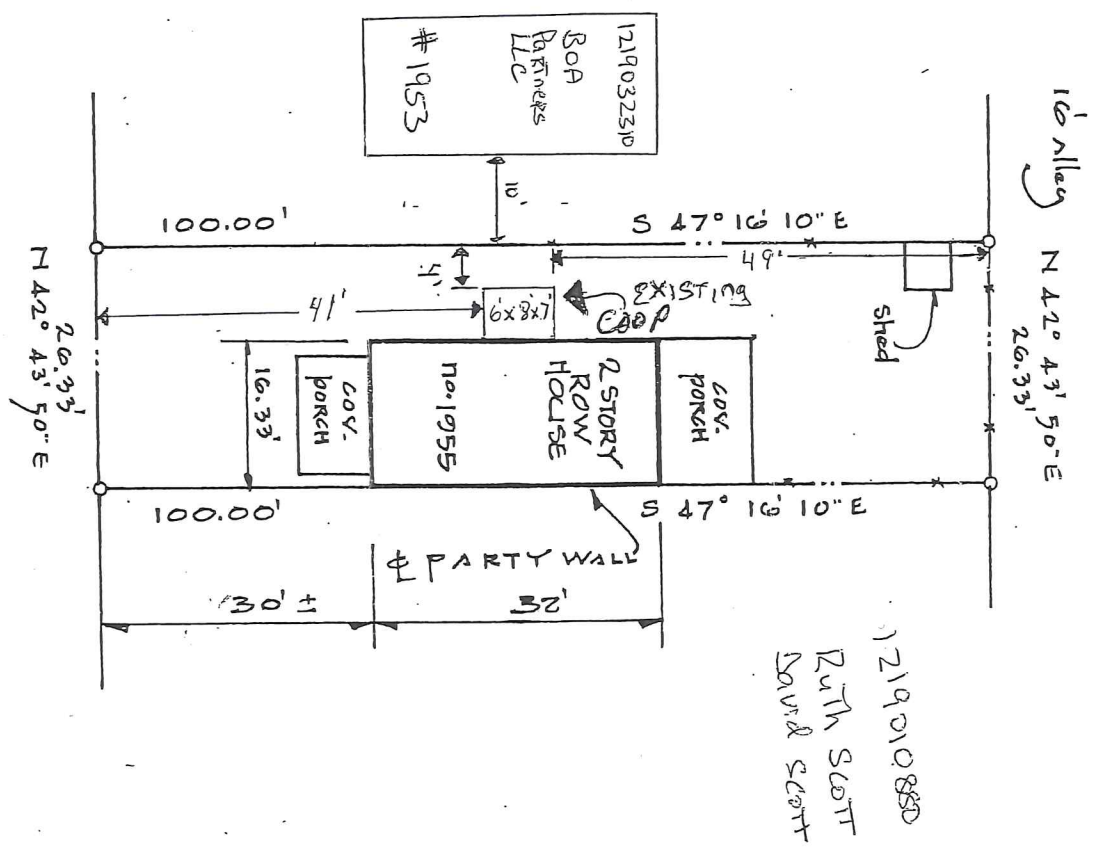
PLAT BOOK# 19 FOLIO# 25 10 DIGIT TAX# 1210046120 DEED REF.# 25247/00482



ZONING MAP# 103C2  
 SITE ZONED DR10.5  
 ELECTION DISTRICT 12  
 COUNCIL DISTRICT 7  
 LOT AREA ACREAGE \_\_\_\_\_  
 OR SQUARE FEET 2600  
 HISTORIC? no  
 IN CBCA? no  
 IN FLOOD PLAIN? no  
 UTILITIES? MARK WITH X  
 WATER IS:  
 PUBLIC  PRIVATE \_\_\_\_\_  
 SEWER IS:  
 PUBLIC  PRIVATE \_\_\_\_\_  
 PRIOR HEARING? no  
 IF SO GIVE CASE NUMBER  
 AND ORDER RESULT BELOW



**EWALD AVE.**

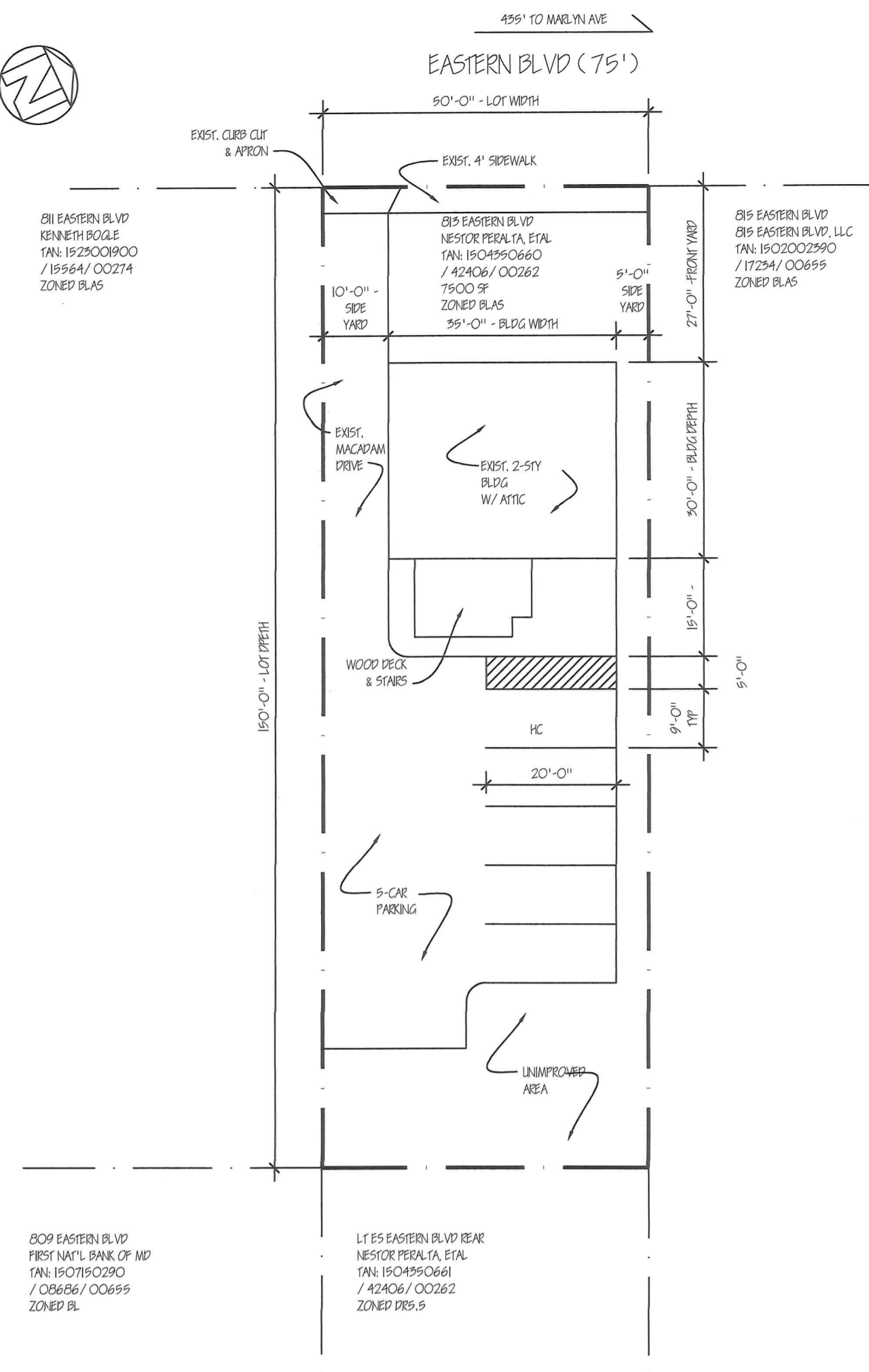


PLAN DRAWN BY Edwin Perez

DATE 6/15/20 SCALE: 1 INCH = 20 FEET

VIOLATION CASE INFO:  
CC 2004048

2020 0140-A



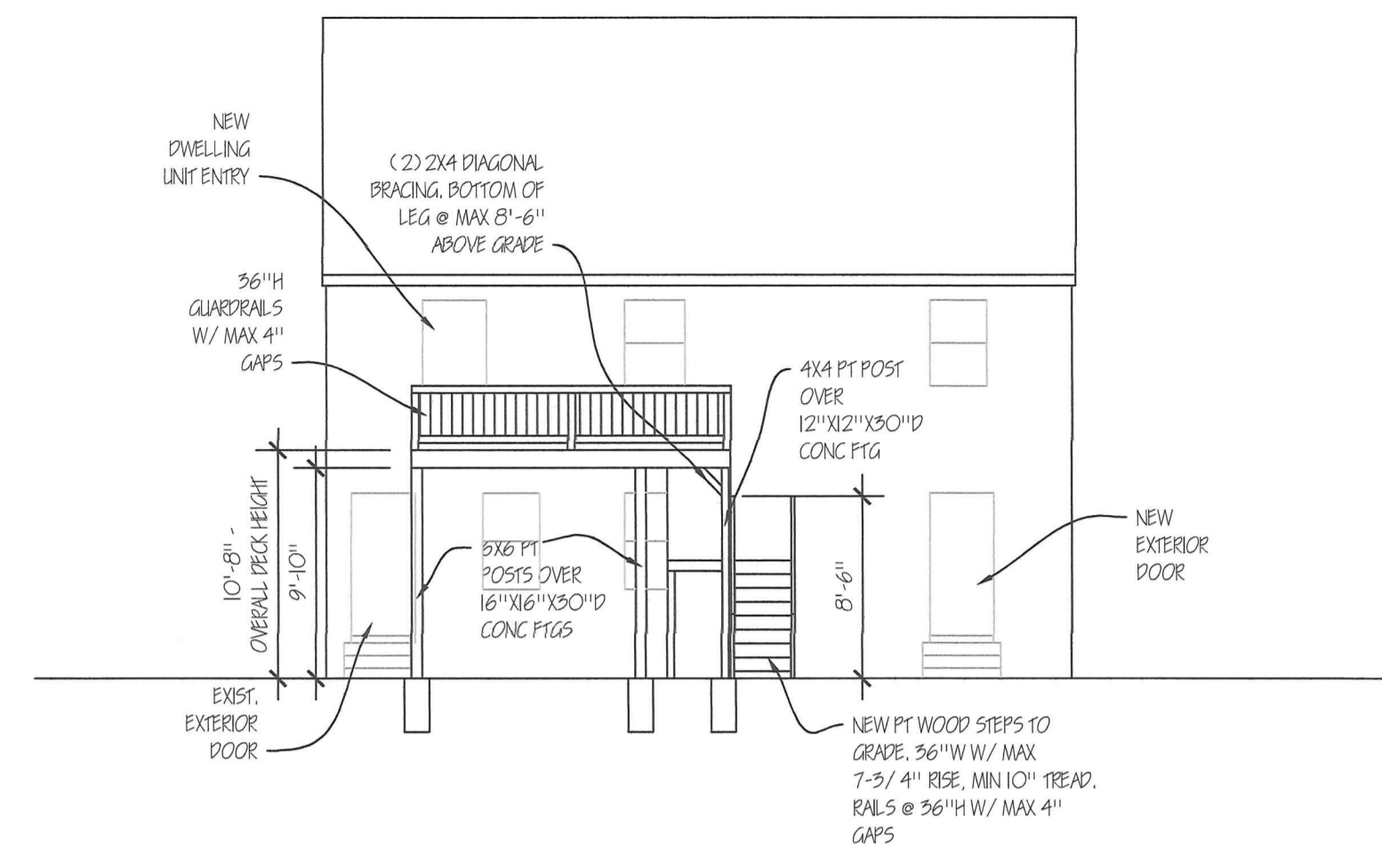
PARKING TABULATION:  
 TOTAL NUMBER OF SPACES (EXISTING): 5  
 TOTAL NUMBER OF ACCESSIBLE SPACES (EXISTING): 1

REQUIRED SPACES:  
 BUSINESS OCCUPANCY: 3.3 SPACES/ 1000 GSF = 4 SPACES  
 DWELLING UNIT: 1 SPACE  
 TOTAL: 5 SPACES

SITE PLAN

SCALE: 1" = 20'

REAR ELEVATION



SCALE: 1/8" = 1'-0"

PROPERTY DATA

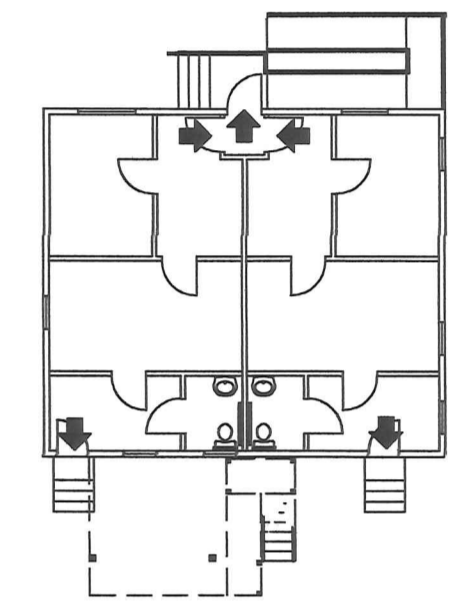
ZONING USE PERMIT & CONSTRUCTION PERMIT  
 PLAN FOR MIXED OCCUPANCY

813 EASTERN BLVD  
 19TH ELECTION DISTRICT  
 7TH COUNTY COUNCIL DISTRICT  
 OWNER: NESTOR PERALTA & ROSA BRAVO, ET AL  
 ADDRESS: 813 EASTERN BOULEVARD, ESSEX, MD 21221  
 LOT SIZE: 7900 SF  
 ZONE: PLAS (BUILDING), ADJACENT TO DRS.5.

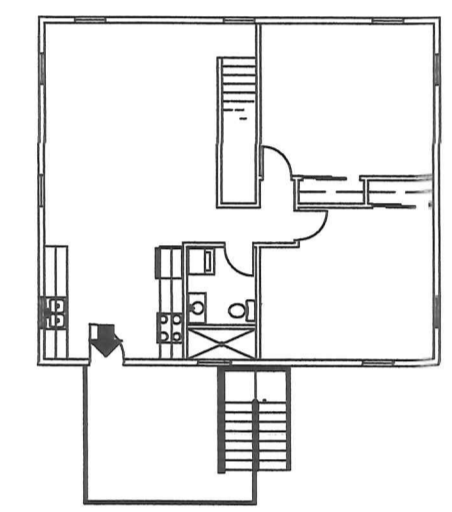
EXISTING BUILDING USE: B, BUSINESS - OFFICES  
 PROPOSED BUILDING USE: MIXED: B, BUSINESS - OFFICES (1ST FLOOR), R-3, SINGLE DWELLING UNIT (SECOND & THIRD FLOORS)

OCCUPANCY TABULATION (COMMERCIAL):  
 TOTAL GROSS AREA: 1000 SF  
 CALCULATED OCCUPANT LOAD: 10 PERSONS  
 TOTAL NUMBER OF REQUIRED EXITS: 1  
 TOTAL PROVIDED EXITS: 2

OCCUPANCY TABULATION (RESIDENTIAL):  
 TOTAL GROSS AREA: 1500 SF  
 CALCULATED OCCUPANT LOAD: 8 PERSONS  
 TOTAL NUMBER OF REQUIRED EXITS: 1  
 TOTAL PROVIDED EXITS: 1

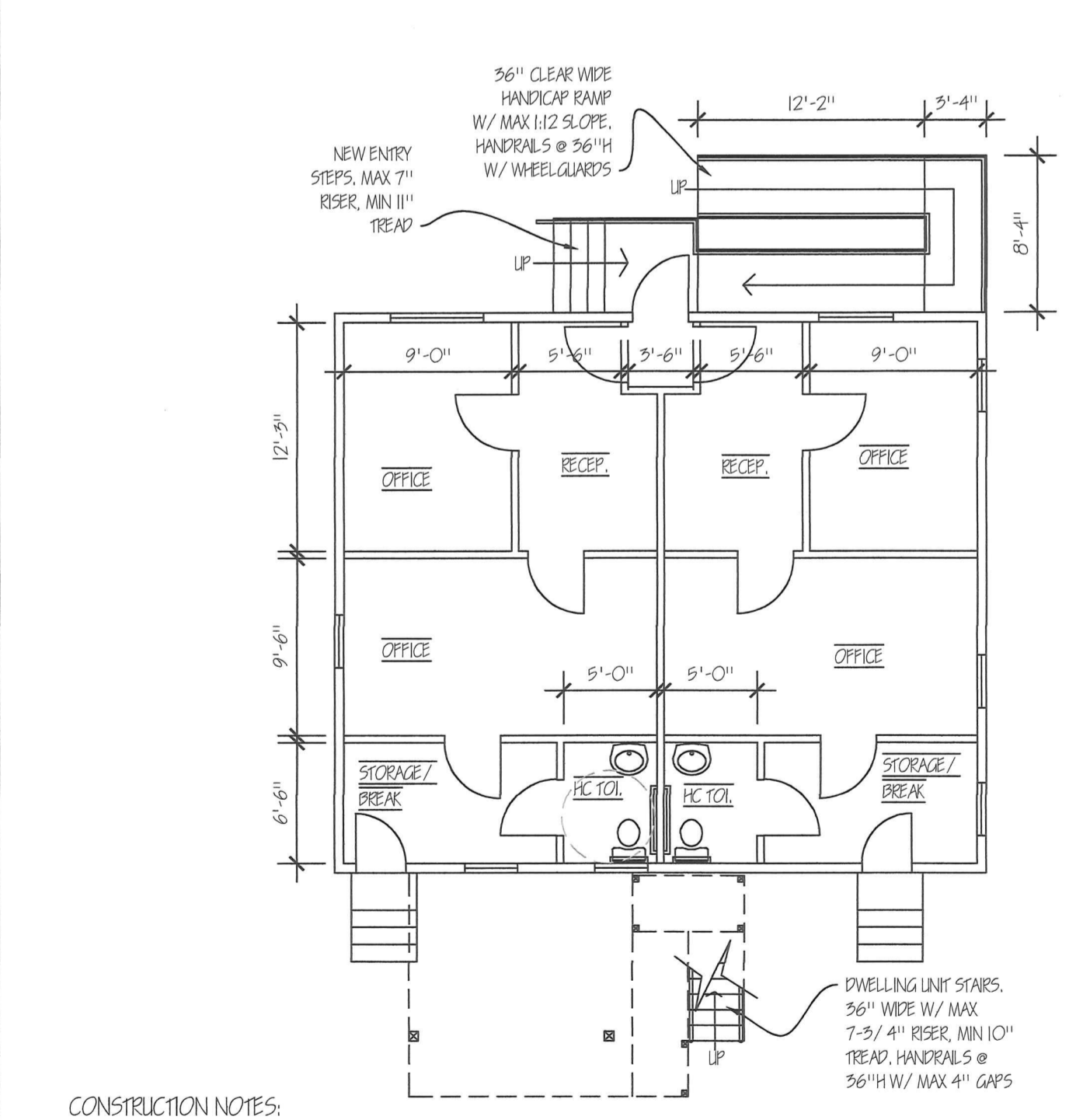


FIRST FLOOR



SECOND FLOOR

EGRESS PLAN



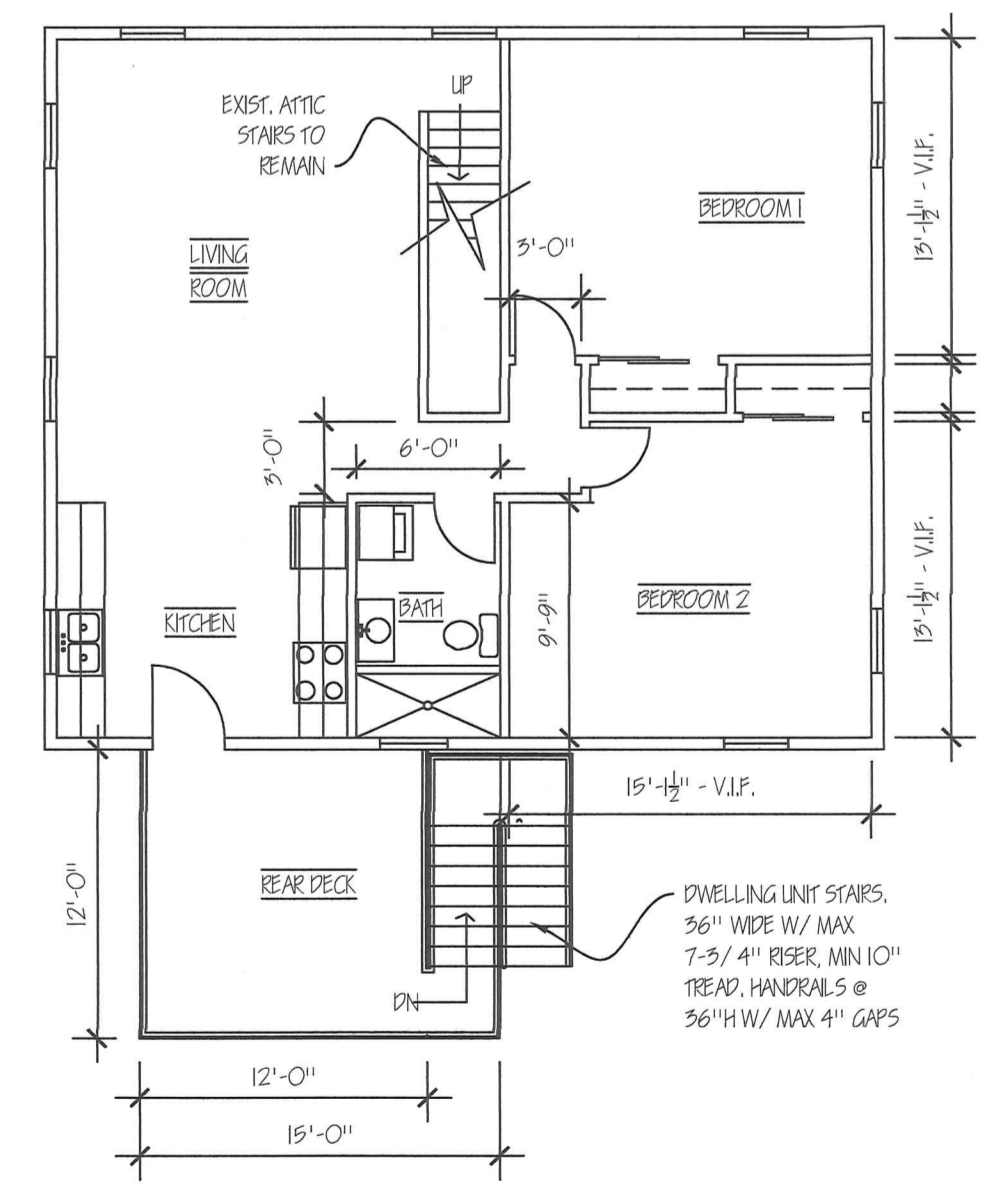
CONSTRUCTION NOTES:

ALL INTERIOR PARTITIONS SHALL BE UNRATED.  
 THE SEPARATION BETWEEN BUSINESS USE (1ST FLOOR) AND RESIDENTIAL USE (2ND FLOOR) SHALL BE 1-HOUR RATED. THE DWELLING UNIT SHALL BE EQUIPPED WITH AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM IN THE DWELLING UNIT ONLY.

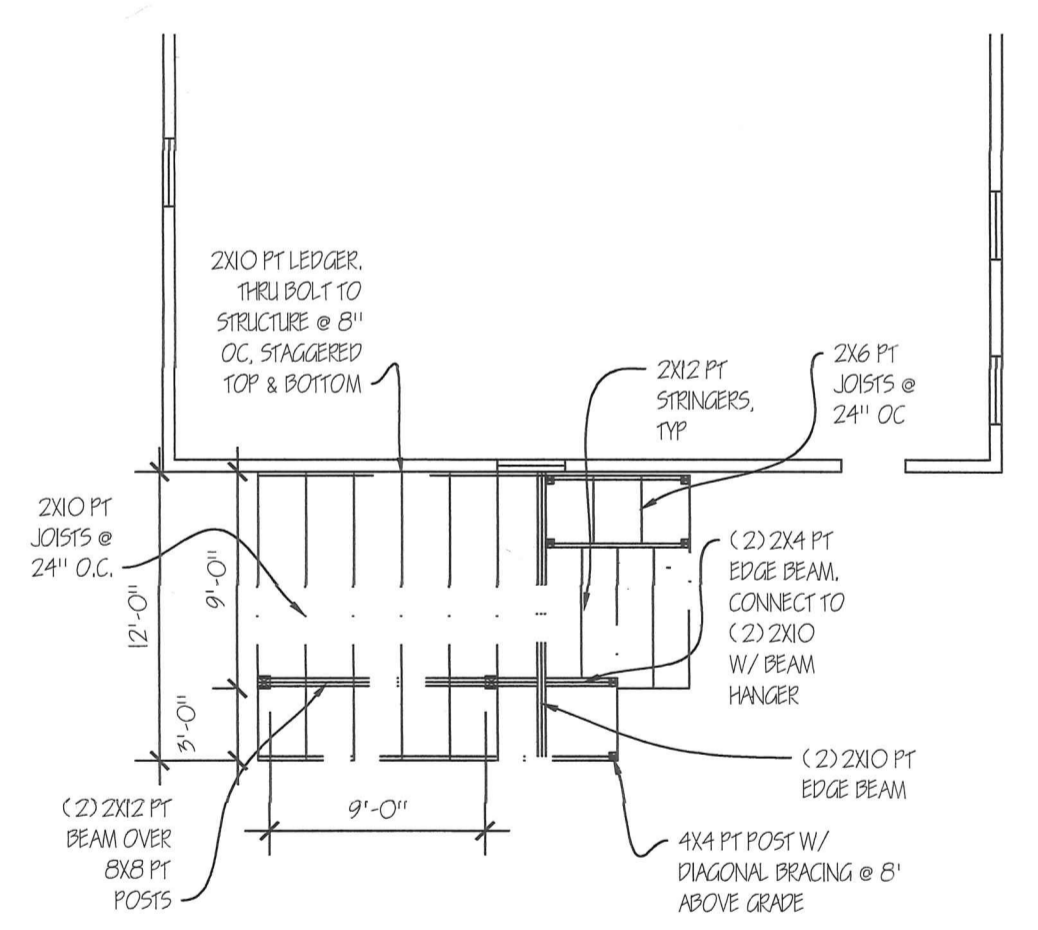
ALL NEW DOORS IN THE COMMERCIAL FLOORS TO BE 36" WIDE, UNLESS NOTED OTHERWISE.  
 ALL NEW DOORS IN THE RESIDENTIAL FLOORS TO BE 30" WIDE, UNLESS NOTED OTHERWISE.

PROPOSED FLOOR PLAN

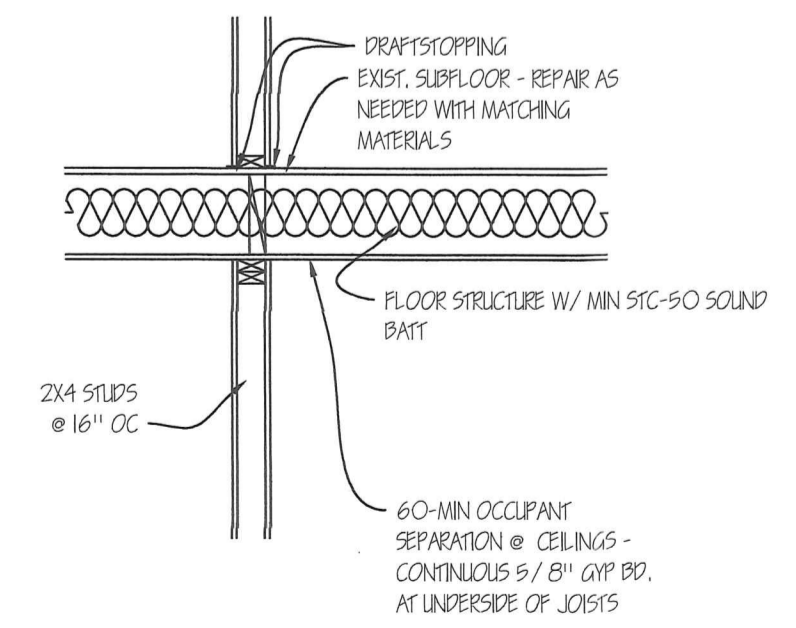
SCALE: 1/8" = 1'-0"



DECK FRAMING PLAN



SCALE: 1/8" = 1'-0"



60-MIN SEPARATION BETWEEN OCCUPANCY TYPES  
 UL L506 - FLOORS/CEILINGS

ASSEMBLY DETAIL

SCALE: 1/2" = 1'-0"

**Eastend Design Group**  
 Architecture \* Historic Preservation \* Planning

1644 Belt Street, Baltimore, MD 21207 \* 443.904.3814 (p) \* 410.528.8034 (f) \* www.EastendArchitects.com



Professional Certification:  
 I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 13357, expiration date 12-31-2020

813 EASTERN BLVD  
 FOR  
 NESTOR PERALTA

2020-0142-X

PLAN TO ACCOMPANY  
 CONSTRUCTION & USE &  
 OCCUPANCY PERMITS & SPECIAL  
 EXCEPTION

813 EASTERN  
 06/01/2020  
 SCALE: AS NOTED

A.I.